State of South Carolina
Consolidated Plan for
Housing and Community Development

Program Years 2011-2015

Community Development Block Grant Program

HOME Investment Partnerships

Emergency Solutions Grant Program

Housing Opportunities for Persons with AIDS

February 2011

2011-2015 South Carolina Consolidated Plan for Housing and Community Development

Community Development Block Grant HOME Investment Partnerships Emergency Solutions Grant Program Housing Opportunities for Persons with AIDS

Prepared by:

State of South Carolina
Department of Commerce
Grants Administration

1201 Main Street, Suite 1600
Columbia, South Carolina 29201

Phone: (803) 734-0429
Fax: (803) 734-0385
TDD: (803) 734-1046

www.sccommerce.com

June 30, 2011

POLICY OF NON-DISCRIMINATION

The State of South Carolina does not discriminate on the basis of age, race, color, religion, sex, national origin, disability or familial status in the admission or access to, or treatment or employment in, its federally assisted programs or activities. Dick Scott, Department of Commerce, Grants Administration, 1201 Main Street, Suite 1600, Columbia, SC 29201, Phone (803) 734-0429 (VOICE) or (803) 734-1046 (TDD), has been designated to coordinate compliance with the non-discrimination requirements of the CDBG program.

TABLE OF CONTENTS

INTRODUCTION i

PART I - DEMOGRAPHIC & ECONOMIC PROFILE 1

STATEWIDE POPULATION 1
POPULATION GROWTH 3
POPULATION BY REGION 3
POPULATION CHANGE 5
RACE AND ETHNICITY 5
GEOGRAPHIC CONCENTRATIONS OF RACIAL AND ETHNIC SUBPOPULATIONS 6
AGE 7
HOUSEHOLD PROFILE 12
LOW & MODERATE INCOME (LMI) HOUSEHOLDS 15
INCOME 16
POVERTY 18
EDUCATION PROFILE 20
EMPLOYMENT AND LABOR FORCE 21

PART II - HOUSING NEEDS AND HOUSING MARKET ANALYSIS 27

BACKGROUND 27
HOUSING MARKET OVERVIEW 27
HOUSING AFFORDABILITY AND HOUSING COSTS 28

HOUSING MARKET ANALYSIS 28
HOUSING SUPPLY 28
HOUSING INVENTORY 28
HOUSING OCCUPANCY BY TYPE AND TENURE 29
HOUSING AGE AND CONDITION 30
HOUSING DEVELOPMENT ACTIVITY 33
HOME FORECLOSURE ACTIVITY 35
HOUSING DEMAND 35
HOUSING AFFORDABILITY 38

HOUSING PROBLEMS 39
COST-BURDENED 39
SUBSTANDARD CONDITIONS 42
OVERCROWDING 42

HOUSING NEEDS 42
PROJECTED HOUSING NEEDS 2011-2015 43
HOUSING NEEDS BY TENURE AND INCOME 45
DISPROPORTIONATE HOUSING NEEDS 46

BARRIERS TO AFFORDABLE HOUSING 46
NIMBY 47
MARKET CONDITIONS AND FINANCING 48
ZONING AND LAND USE POLICY 48

TABLE OF CONTENTS

Administration and Processing 50
Local Building Codes 51
Development and Infrastructure Costs 51
Transportation 52
Lack of Federal and State Resources 53

Fair Housing 53
Public Awareness 54
Limited English Proficiency 58
Public Agency Coordination 60
Zoning 62
Pre-Housing Counseling 62
Predatory Lending 63

PART III – HOMELESS NEEDS 67

Background 67

Homeless Needs 68
Definitions 68
Nature and Extent of Homelessness 70
Initial 2005 Homeless Count 71
2007 Homeless Count 71
2009 Homeless Count 72
Homeless Sub-Populations 75
Trends Indicated by Homeless Counts 76
Homeless Needs Gap Analysis 77
Rural Homelessness 78

Homeless Strategy 80
Strategy for Eliminating Chronic Homelessness 82

Homeless Resources 84
Continuums of Care 85
Emergency Solutions Grant Program 86

Homeless Facilities 87

Discharge Coordination Policy 87

PART IV – SPECIAL NEEDS 101

Special Needs Populations 101
Issues of Common Concern 101
Older Adults (Elderly and Frail Elderly) 102
Older Adult Sub-Populations 103
Income Levels and Housing Affordability 104
Other Special Needs Populations 108
persons with disabilities 108
Developmental Disabilities 113
Mental Illness 113

TABLE OF CONTENTS

ALCOHOL AND DRUG ADDICTION 116
ALCOHOL AND DRUG ADDICTION NEEDS 118
HIV/AIDS 119
HIV/AIDS POPULATION 120
HIV/AIDS AND HOMELESSNESS 125
HOUSING AND SUPPORTIVE SERVICES NEEDS 126
SPECIAL NEEDS FACILITIES AND SERVICES 128

PART V – NON-HOUSING COMMUNITY DEVELOPMENT NEEDS 131

STATEWIDE NEEDS ASSESSMENT PROCESS 133
ECONOMIC DEVELOPMENT 136
ECONOMIC DEVELOPMENT STATUS 139
CAPITAL INVESTMENT 141
ECONOMIC DEVELOPMENT NEEDS 142
INFRASTRUCTURE AND COMMUNITY FACILITIES 144
INFRASTRUCTURE 145
COMMUNITY FACILITIES 154
COMMUNITY SERVICES 156
BLIGHTING CONDITIONS 156

PART VI – STRATEGIC PLAN 159

PRIORITY NEEDS, OBJECTIVES AND GOALS 160
HOUSING 160
PRIORITY NEEDS AND ACTIVITIES 162
OBJECTIVES AND STRATEGIES 164
SUITABLE LIVING ENVIRONMENT 166
PRIORITY NEEDS AND ACTIVITIES 166
OBJECTIVES AND STRATEGIES 167
ECONOMIC OPPORTUNITY 170
PRIORITIES 170
OBJECTIVES AND STRATEGIES 171

GEOGRAPHICAL ALLOCATION OF FUNDING 173

OTHER STRATEGIES 173
UNDERSERVED NEEDS 173
OTHER HOUSING STRATEGIES 174
BARRIERS TO AFFORDABLE HOUSING 174
LOW-INCOME HOUSING TAX CREDITS 175
PUBLIC HOUSING RESIDENT INITIATIVES 176
LEAD BASED PAINT 176
SUPPORTIVE HOUSING FOR PERSONS WITH HIV/AIDS 177
ANTI-POVERTY 178
INSTITUTIONAL STRUCTURE AND COORDINATION 179

TABLE OF CONTENTS

PART VII - ANNUAL ACTION PLAN 183

SOURCES OF FUNDS 184
- FEDERAL RESOURCES 184
  - COMMUNITY DEVELOPMENT BLOCK GRANT 184
  - HOME INVESTMENT PARTNERSHIPS 185
  - EMERGENCY SHELTER GRANT 185
  - HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS 186
- OTHER RESOURCES 187

METHOD OF DISTRIBUTION 191

ANNUAL OBJECTIVES AND OUTCOME MEASURES 192
- AFFORDABLE HOUSING GOALS 197
  - ACTIONS TO ADDRESS IMPEDIMENTS TO FAIR HOUSING 198

MONITORING 200
- CDBG 201
- HOME 201
- ESG 201
- HOPWA 202

PART VIII – PUBLIC INPUT AND CITIZEN PARTICIPATION PLAN 203

PUBLIC INPUT 203

CITIZEN PARTICIPATION PLAN 205

ATTACHMENTS 209

FEDERAL RESOURCES FOR HOUSING AND COMMUNITY DEVELOPMENT 209
- STATE CERTIFICATIONS 217
- SPECIFIC CDBG CERTIFICATIONS 220
- APPENDIX TO CERTIFICATIONS 223

PROGRAM SPECIFIC ANNUAL PLANS 225
- CDBG PROGRAM DESCRIPTION
- HOME ANNUAL PLAN
- HOPWA ANNUAL PLAN
- EMERGENCY SHELTER GRANT ANNUAL PLAN

INTRODUCTION

The State of South Carolina's Consolidated Plan (Consolidated Plan) for the program year beginning April 1, 2011 was prepared in accordance with Sections 91.300 through 91.330 of the U.S. Department of Housing and Urban Development's (HUD) Consolidated Plan regulations in 24 CFR Part 91 and applicable HUD guidance regarding Consolidated Plans for State Programs. A primary objective of the Consolidated Plan is to satisfy the statutory requirements for continuing to receive funding allocations for four HUD programs:

- Community Development Block Grants (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grant (ESG) Program
- Housing Opportunities for Persons with AIDS (HOPWA).

The plan also helps address state goals and objectives for housing and community development in the following ways:

- Assists prospective local government and non-profit grantees in preparing their grant applications by providing information on housing and community development needs.
- Assists the four grant administering agencies in evaluating those applications.
- Describes the current strategies to meet housing and community development needs, and describes what new strategies may be considered.
- Raises awareness about housing and community development issues among the state's citizens and policy makers, and, to the extent practical, coordinates available resources to address identified needs.

DESIGNATION OF LEAD AGENCY

The Department of Commerce, Grants Administration Division, administers the Community Development Block Grant Program for the state and is designated as the lead entity responsible for overseeing the development of the state's Consolidated Plan. However, preparation and development of the plan required input from numerous individuals, agencies and organizations throughout the state. Three additional state agencies administer the other HUD programs identified above and addressed in this plan. These agencies are known as the Consolidated Plan partners, and each was instrumental in the development of the plan. The partner agencies and the programs they administer are outlined below.

Agency	Program Administered
South Carolina Department of Commerce, Grants Administration Division (Lead Agency)	CDBG
South Carolina State Housing Finance and Development Authority (SHFDA)	HOME
South Carolina Governor's Office of Economic Opportunity (OEO)	ESG
South Carolina Department of Health and Environmental Control, STD/HIV Division (DHEC)	HOPWA

INTRODUCTION

OVERVIEW OF PLAN DEVELOPMENT PROCEDURE

This plan integrates and coordinates the efforts of various state agencies, citizens and other organizations. It is a comprehensive report, spanning multiple cross-jurisdictional areas of need, and involving multiple agencies, programs and funding sources. As such, no single entity or person can effectively develop the plan. Instead, the cooperation and expertise of other agencies is necessary to develop a plan which is based on accurate and pertinent data, effectively identifies goals, needs and strategies, and can serve as an umbrella under which the state can undertake HUD-funded housing and community development in South Carolina.

The focal points of the four major HUD funded programs are meeting the needs of low and moderate income persons and special needs persons and families through various housing and community development programs. This plan assesses the identified needs and proposes strategies to address those needs through the resources of the four state administered HUD programs, CDBG, HOME, ESG and HOPWA.

IDENTIFICATION OF PARTICIPANTS AND INTERAGENCY CONSULTATION

In addition to the Consolidated Plan partner agencies identified above, numerous other state agencies, non-profit organizations, public housing authorities, and continuums of care contributed to the development of the plan. Other agencies with which the state consulted include:

- Public Housing Authorities
- Homeless Continuums of Care
- Department of Alcohol and Other Drug Abuse Services
- Department of Disabilities and Special Needs
- Department of Health and Human Services
- Department of Mental Health
- Department of Social Services
- Department of Vocational Rehabilitation
- Human Affairs Commission
- Commission for Minority Affairs

CITIZEN PARTICIPATION

Citizen participation is an integral part of the plan and necessary to accurately identify the needs of communities across the state. There is more information on the citizen participation plan included in *Part VIII – Public Input and Citizen Participation*, beginning on page 205. Several steps were utilized to maximize citizen participation, and each step is summarized below:

COMMUNITY/CITIZEN SURVEYS

During the month of July 2010, the Department of Commerce conducted an online, statewide survey of housing and community development needs. Notification of the availability of the online survey, and the 30-day period during which it could be accessed and completed, were sent to lead and partner agency program constituents, including other state agencies, the 10 regional councils of

government, elected officials and administrative staff of units of local government within the state, non-profit organizations, homeless coalitions, housing developers, housing and fair housing service providers, and other organizations. More than 1,215 survey notices were sent out and a total of 253 surveys were completed.

For units of local government and others not able to receive the survey notification via email, or unable to complete the survey online, paper copies of the survey were mailed and the responses received were added to data collected online to facilitate cumulative evaluation and analysis. A total of 47 local governments received paper copies of the survey. Overall, methods of distribution included the following:

- Placement of the survey on the internet.
- Notification regarding the survey and links to the online survey tool on the SC Department of Commerce and SC Housing Finance and Development Authority websites.
- Notification of the availability of the online survey, by each of the partner agencies to their program constituents, resulting in notification or surveys mailed to all local government administration staff, elected officials, community and economic development professionals, non-profit affordable housing and special needs housing developers, non-profits operating emergency and transitional shelters, and service providers in the areas of homelessness, homeless prevention, affordable housing, foreclosure assistance and fair housing, transitional housing supportive services, and supportive services for special needs populations like those with HIV/AIDs.
- Distribution to the ten regional councils of governments.

REGIONAL FOCUS GROUPS

In addition to the online survey, the state conducted a series of regional meetings also during the month of July 2010. Five were dedicated to housing and community development and held around the state at regional Council of Government (COG) facilities. A sixth meeting focused on special needs and special needs housing and was held centrally in Columbia. These forums were held as follows:

Regional Focus Groups:

Location	Region	Date & Time
Aiken	Lower Savannah COG region	July 26, 2010 - 9:30-11:30 am
Greenwood	Upper Savannah & Appalachian COG regions	July 26, 2010 - 2:30-4:30 pm
Florence	Pee Dee, Santee-Lynches & Waccamaw COG regions	July 27, 2010 - 9:30-11:30 am
Charleston	BCD & Lowcountry COG regions	July 28, 2010 - 9:30-11:30 am
Chester	Catawba & Central Midlands COG regions	July 29, 2010 - 9:30-11:30 am

Statewide Special Needs/Special Needs Housing Forum:

Location	Region	Date & Time
Columbia	Statewide	July 27, 2010 - 2:30-4:30 pm

INTRODUCTION

PUBLICATION OF DRAFT

A public notice was advertised in the *Greenville News* (Greenville), *The State* (Columbia), and *The Post and Courier* (Charleston) on January 9, 2011 notifying the public of the availability of the draft Consolidated Plan, the public hearing to discuss the plan, and additional public participation opportunities via the online forum. The public notice was also mailed and/or emailed to local governments, regional councils of government, non-profit organizations and other constituents of the CDBG, HOME, ESG and HOPWA programs.

Public Comment Period: Beginning on January 13, 2011, copies of the draft Consolidated Plan were made available for review at the ten regional councils of government and the four participating state agencies. Notification of the availability of the plan was also provided to public libraries, public housing authorities, entitlement communities, non-profit organizations and other interested parties and constituents of the targeted programs. Information was also posted on the internet through the Department of Commerce's CDBG Forms and Documents website at http://sccommerce.com/cdbg-forms-and-documents and the Housing Finance and Development Authority website at www.schousing.com. The public comment period extended thirty days, through February 11, 2011.

Public Hearing and Online Forum: Concurrent with the above public comment period, a public hearing and an online public forum were held to gather feedback on the plan and to address the state's distribution of HUD funds in accordance with HUD regulations. The online public forum was conducted on January 25, 2011, and the public hearing was held in Columbia on January 26, 2011. Comments could be made both at the hearing, and in written form, via the online forum. The presentations from the online forum were also posted online afterwards. The public was notified of the dates for the public hearing and online forum via the public notice, as described above. Notifications were also emailed or mailed to over 660 local governments officials and representatives, directors and community development and planning staff of the 10 Councils of Government, and other non-profits and program constituents.

GEOGRAPHIC AREA

The Consolidated Plan generally covers the areas of the state that are not designated as HUD entitlement areas, and which do not receive funds directly from HUD. This geographical area is referred to as the SCPA, or the State Consolidated Planning Area, but it varies by program since direct recipients of HUD funding vary by program. Generally, the SCPA includes the less urban and less developed areas of the state, excluding some or all of the larger metropolitan cities and urban counties, as well as the unincorporated areas of counties encompassing the state's larger Metropolitan Statistical Areas. The specific entitlement entities in the state include:

- Municipalities and counties that directly receive HUD funding to administer one or more of the programs offered by the state under the Consolidated Plan,
- Local government lead entities or Participating Jurisdictions (PJs) that directly receive HUD HOME Consortium funding and administer the program on behalf the consortium, and

- Local government participants in a HOME Consortium administered by another entity.

For CDBG and HOPWA purposes, projects may not be funded within regions designated as entitlements and directly receiving HUD funds. For HOME purposes, PJ and HOME Consortium local governments may not apply for funds for projects within their PJ or Consortium region, but non-profits and other eligible entities may, provided they meet additional match requirements. PJs often provide matching funds for projects within their region funded by the state HOME Program. For ESG, applicants tend to be non-profit providers of homeless shelter, homeless services and prevention services, and these may be located anywhere in the state. Entitlement local governments may not receive ESG funds through the state program.

South Carolina HUD Entitlement Entities

Entity	CDBG	HOME (Participating Jurisdiction)	HOME (Consortium Participant)	ESG	HOPWA
Abbeville County			X[4]		
City of Aiken	X				
Anderson County		X[1]			
City of Anderson	X		X[1]		
Town of Atlantic Beach			X[3]		
Town of Aynor			X[3]		
Beaufort County		X[2]			
Charleston County	X	X		X	
City of Charleston	X	X			X
Clarendon County			X[5]		
Colleton County			X[2]		
City of Columbia	X	X			X
Edgefield County			X[4]		
City of Florence	X				
Georgetown County		X[3]			
City of Greenville	X	X			
Greenville County	X	X		X	
Greenwood County		X[4]			
Hampton County			X[2]		
Horry County	X		X[3]		
Jasper County			X[2]		
Kershaw County			X[5]		
Laurens County			X[4]		
Lee County			X[5]		
Lexington County	X	X			
City of Loris			X[3]		
McCormick County			X[4]		
City of North Myrtle Beach			X[3]		
Richland County	X	X			

[1] *Anderson City and County HOME Consortium*

[2] *Beaufort-Jasper HOME Consortium (Beaufort, Colleton, Hampton and Jasper Counties)*

[3] *Waccamaw HOME Consortium (Georgetown, Horry and Williamsburg Counties, plus Towns of Atlantic Beach, Aynor, Loris, N. Myrtle Beach and Surfside Beach)*

[4] *Upper Savannah HOME Consortium (Abbeville, Edgefield, Greenwood, Laurens, McCormick and Saluda Counties)*

[5] *Sumter Regional HOME Consortium (Clarendon, Kershaw, Lee and Sumter Counties, plus City of Sumter)*

Entity	CDBG	HOME (Participating Jurisdiction)	HOME (Consortium Participant)	ESG	HOPWA
City of Rock Hill	X				
Saluda County			X[4]		
City of Spartanburg	X	X			
Spartanburg County	X	X			
City of Summerville	X				
City of Sumter	X				
Sumter County		X[5]			
Town of Surfside Beach			X[3]		
Williamsburg County			X[3]		

[1] *Anderson City and County HOME Consortium*

[2] *Beaufort-Jasper HOME Consortium (Beaufort, Colleton, Hampton and Jasper Counties)*

[3] *Waccamaw HOME Consortium (Georgetown, Horry and Williamsburg Counties, plus Towns of Atlantic Beach, Aynor, Loris, N. Myrtle Beach and Surfside Beach)*

[4] *Upper Savannah HOME Consortium (Abbeville, Edgefield, Greenwood, Laurens, McCormick and Saluda Counties)*

[5] *Sumter Regional HOME Consortium (Clarendon, Kershaw, Lee and Sumter Counties, plus City of Sumter)*

STATE CONSOLIDATED PLANNING AREA

The SCPA effectively corresponds to areas of the state outside the largest Metropolitan Statistical Areas (MSA) of Columbia (0.76 million), Charleston-North Charleston-Summerville (0.67 million) and Greenville-Mauldin-Easley (0.65 million), plus the smaller MSA of Spartanburg (0.29 million). The remainder of the state represents 2.26 million of the state's estimated 4.63 million population (July 2009 US Census Population Estimate). The chart below provides selected demographic characteristics based on the 2006-2008 American Community Survey, which is the most recent data available at the county, city and MSA level.

South Carolina and State Con Plan Area (SCPA)
Comparison of Select Statistics

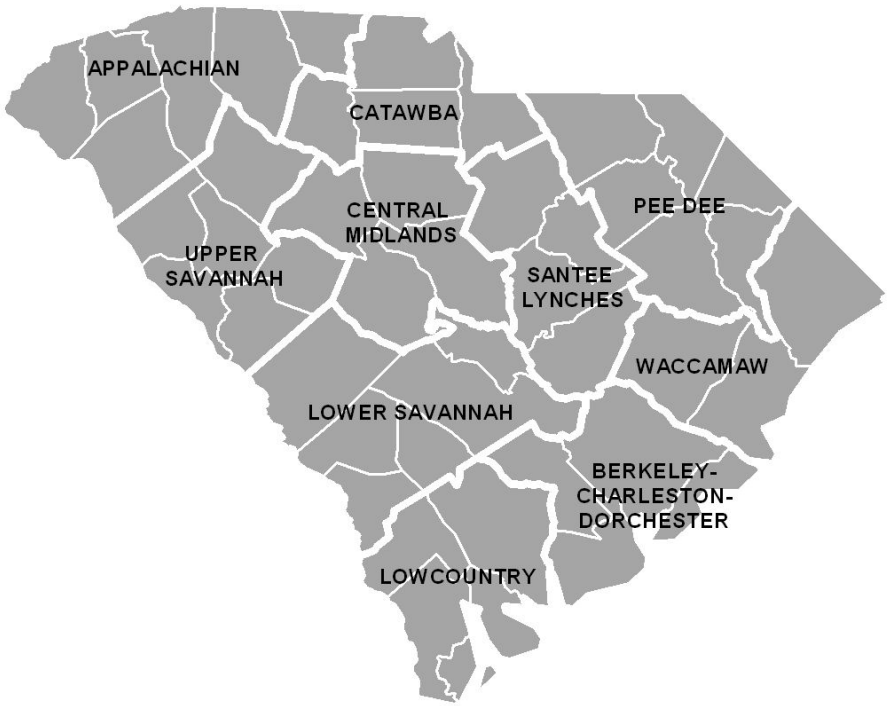
	State	SCPA	SCPA % of State
Total Population	4,403,175	2,503,159	57.46
Race:			
White	2,971,558	1,709,206	57.52
African American	1,245,609	723,682	58.11
All Other Races	186,008	97,091	52.20
Ethnicity:			
Hispanic	169,239	87,447	51.67
Gender:			
Male	2,144,837	1,238,628	57.75
Female	2,258,338	1,291,531	57.19
Age:			
65 and Older	574,176	351,227	61.17
Households with Incomes Under $15,000	263,443	158,617	60.21
Number of Families	1,135,830	662,181	39.26
Number of Households	1,686,571	951,816	83.80

Source: American Community Survey 2006-2008 3-Year Estimates

REGIONAL AREAS

Data in this report is in some cases presented regionally to facilitate analysis. Regions for this purpose are the ten regional planning areas associated with the regional Council of Governments established through state law. These regions are consistent with program implementation mechanisms currently in place and build upon areas of regional similarity. The chart below identifies counties included in each region, followed by a map providing a graphical illustration of the ten state regions used in this analysis.

South Carolina Council of Governments Regions



Counties within South Carolina Council of Governments Regions

Council of Governments Region	Counties	
Appalachian	Anderson Cherokee Greenville	Oconee Pickens Spartanburg
Upper Savannah	Abbeville Edgefield Greenwood	Laurens McCormick Saluda
Catawba	Chester Lancaster	Union York
Central Midlands	Fairfield Lexington	Newberry Richland
Lower Savannah	Aiken Allendale Bamberg	Barnwell Calhoun Orangeburg

Counties within South Carolina Council of Governments Regions

Council of Governments Region	Counties	
Santee-Lynches	Clarendon Kershaw	Lee Sumter
Pee Dee	Chesterfield Darlington Dillon	Florence Marion Marlboro
Waccamaw	Georgetown Horry	Williamsburg
Berkeley, Charleston, Dorchester	Berkeley Charleston	Dorchester
Lowcountry	Beaufort Colleton	Hampton Jasper

PART I - DEMOGRAPHIC & ECONOMIC PROFILE

The demographic profile provides detailed information on the population, age, and racial/ethnic composition of the State of South Carolina, as well as anticipated future changes. Information on income, education and employment trends is also included in this section.

STATEWIDE POPULATION

The United States Census Bureau provides annual estimates of population, which are used to update data obtained every ten years through the official US Census and are the most current figures available for state and county population levels. As of the 2000 census, the population of South Carolina was just over 4 million, or 4,012,012. As of July 2009, the state's population is estimated to have grown by one-half million people and to be now just over 4.5 million, or 4,561,242. By comparison, the July 2009 estimate of the Southeast population is just over 47 million, compared with the US South overall at 113.3 million and the nation at 307.0 million.

Figure 1.1

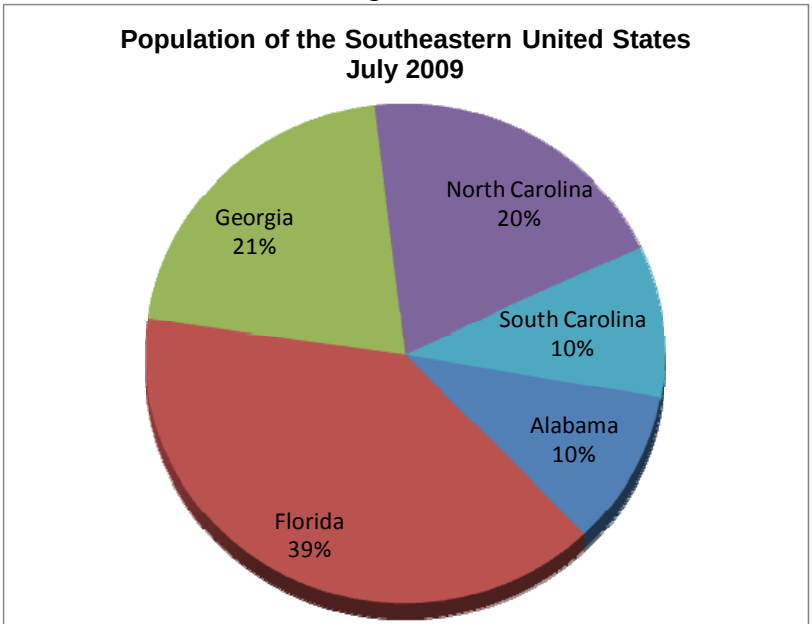
Population and Population Growth
US Regions – 2000 Census and July 2009 Estimates

Region	2000 Census Population (*millions*)	2000 Census % Total US Population	July 2009 Estimated Population (*millions*)	July 2009 Estimated % Total US Population
Northeast	53.6	19.0	55.3	18.0
Midwest	64.4	22.9	66.8	21.8
South	100.2	35.6	113.3	36.9
West	63.2	22.5	71.6	23.3
Total US	281.4	100.0	307.0	100.0

Source: US Census Bureau

These most recent estimates place the US South as the most populated region in the country, with 36.9% of the nation's population, and South Carolina as the 24th most populated state in the nation, with 1.7% of the nation's population. This ranking is two positions higher than in 2000 when it ranked 26th, making South Carolina one of only 10 states where growth occurred rapidly enough to change the national ranking, and one of only three states, including Arizona and Colorado, to move up more than one spot.

Figure 1.2



Source: US Census Bureau, July 2009 Population Estimates

Florida, Georgia and North Carolina account for 80% of the Southeast population and are all among the 10 most populated states in the country. South Carolina, which is the smallest in terms of land area at just over 31,000 square miles, accounts for 10% of the Southeast population.

Approximately one-third of the South Carolina state population is in areas designated as "non-metropolitan," more or less corresponding to the State Consolidated Planning area, and the remainder in the state's metropolitan areas. This is roughly twice that of the nation and reflects the fact that, historically, South Carolina was a more rural and agricultural state. This began changing in the 1940s, as the urban population began to expand. By 1980, over one-half of the population was classified as urban; as of the 2000 Census, two-thirds or 60.5% was urban; and as of the 2010 population estimates, 67.8% is now included in one of the state's eight Metropolitan Statistical Areas (MSAs). Micropolitan Statistical Areas (MISAs) encompass an additional 17.5% of the state population.

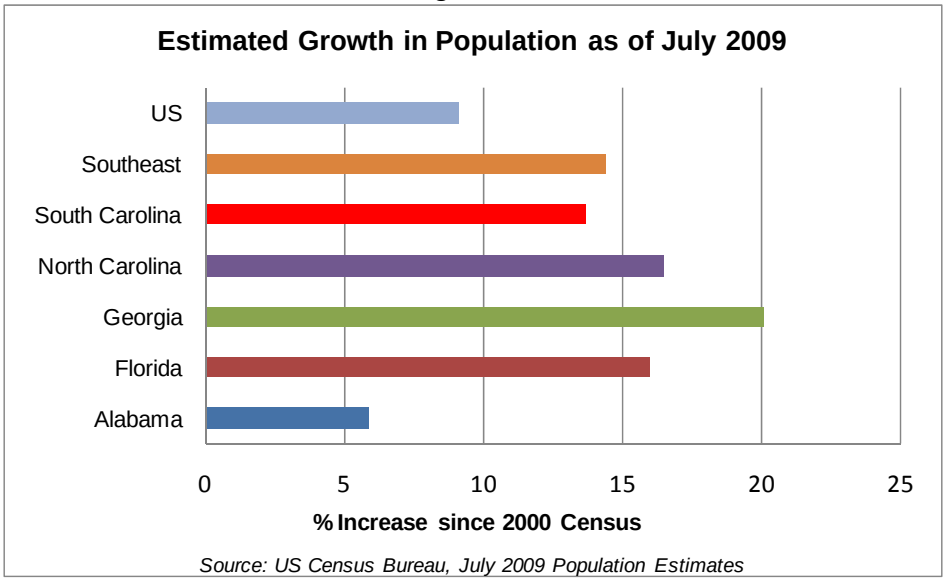
Micropolitan areas are defined by the US Office of Management and Budget as Core Based Statistical Areas with core urban populations of between 10,000 and 50,000, compared with MSAs which have core urban areas of 50,000 or more. Both metropolitan and micropolitan areas include the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. In South Carolina, there are currently 13 MISAs ranging from Union, the smallest at 27,187, to Hilton Head Island-Beaufort, the largest at 182,557. 85.2% of the state's population resides in either a metropolitan or micropolitan area, and the state's overall population density is approximately 149 persons per square mile.

POPULATION GROWTH

The July 2009 estimate of the state's population indicates a growth rate of 13.7% since 2000. This indicates that the state is growing much faster than the nation (9.1%), keeping pace with the fastest growing regions, the US South (13.1%) and the US West (13.2%), but lagging slightly behind the Southeast region (14.4%). Within the Southeast, South Carolina is growing slower than the leader Georgia (20.1%), Florida (16.0%) and North Carolina (16.5%), but more than twice as fast as Alabama (5.9%).

The US Census also provides annual estimates of the 100 fastest growing counties in the nation, and as of the July 2009 estimates, South Carolina had three counties that made this list. York County, with an estimated 37.9 percent increase from 2000 to 2009, placed 68th in the nation and ranked as the fastest growing in South Carolina. Dorchester County ranked 85th with a 35.4% increase, and Horry County ranked 94th with a 34.2% increase.

Figure 1.3



Source: US Census Bureau, July 2009 Population Estimates

POPULATION BY REGION

Within South Carolina, there are significant variations in population, both between the various regions and between the counties within each region. The most populous counties and regions of the state are those encompassing the state's largest Metropolitan Statistical Areas. For example, the Greenville-Mauldin-Easley and Spartanburg MSAs with their combined population of 0.94 million dominates the 1.2 million Appalachian Region population and Greenville alone accounts for nearly half the population; the Charleston-N. Charleston-Summerville MSA at 0.67 million is more less synonymous with the Berkeley-Charleston-Dorchester (BCD) region with the two having roughly equal populations; and the state's largest MSA, Columbia, anchors the Central Midlands Region and with a population of 0.76 million is in fact larger the region with its population of 0.69 million. These three MSAs represent over 2 million people and nearly half the state's population. Combined, the Appalachian, BCD and Central Midlands Regions represent 54% of the state's population, with

Appalachian alone representing one-quarter and Central Midlands and BCD representing 15% and 14%. The next largest regions, at approximately 350,000 people each and 8% of the state population, are Catawba and Waccamaw. All other regions individually represent 7% or less of the state population.

Figure 1.4

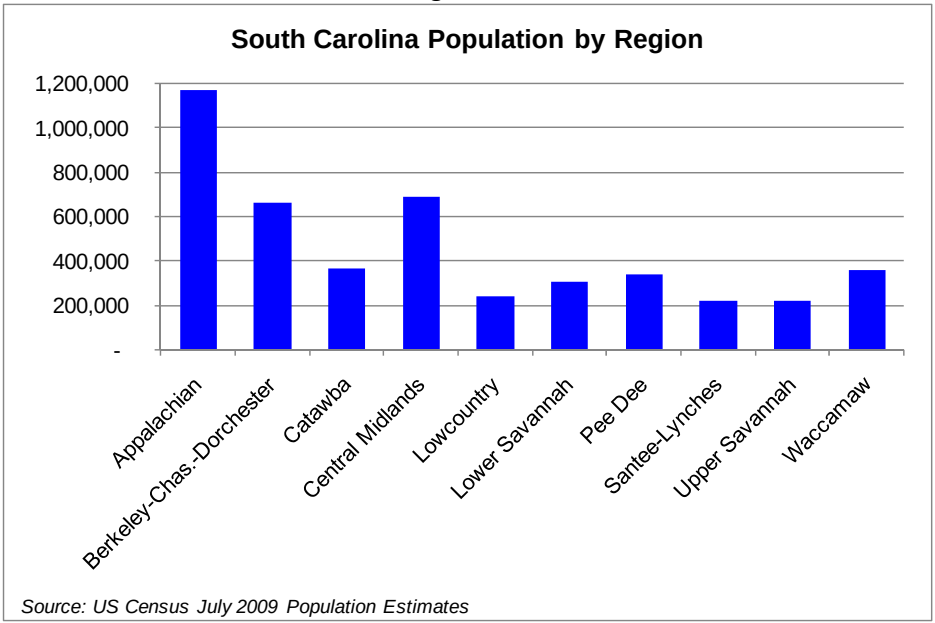


Figure 1.5

Regional Population as Percent of Total South Carolina Population

Region	Estimated Population July 1, 2009	% of Total South Carolina Population
Appalachian	1,167,523	26%
Berkeley-Charleston-Dorchester	659,191	14%
Catawba	364,542	8%
Central Midlands	689,736	15%
Lowcountry	238,696	5%
Lower Savannah	308,638	7%
Pee Dee	336,853	7%
Santee-Lynches	217,247	5%
Upper Savannah	219,800	5%
Waccamaw	359,016	8%

Source: US Census July 2009 Population Estimates

Notably, Charleston and Greenville Counties and their principal cities Charleston and Greenville are entirely excluded from the State Consolidated Planning Area for both CDBG and HOME. The City of Columbia, as well as the unincorporated areas and some municipalities in Richland and Lexington Counties, are also completely excluded, as is the City of Spartanburg and the unincorporated areas and some municipalities in Spartanburg County. The Charleston area also receives direct allocations of ESG (County) and HOPWA (City); Greenville County receives direct ESG funding; and the City of Columbia receives direct HOPWA funding. These areas generally correspond to the MSA populations

of Charleston-N. Charleston-Summerville, Greenville-Mauldin-Easley, Spartanburg and Columbia, and they collectively represent 2.38 million of the state's 4.63 million people. Excluding these regions effectively estimates the size of the State Consolidated Planning Region (SCPA) at 2.26 million people. General characteristics of the SCPA are highlighted in the Introduction. Notably, the SCPA has approximately half the state population but 61 percent of the elderly population and 60% of households with incomes under $15,000.

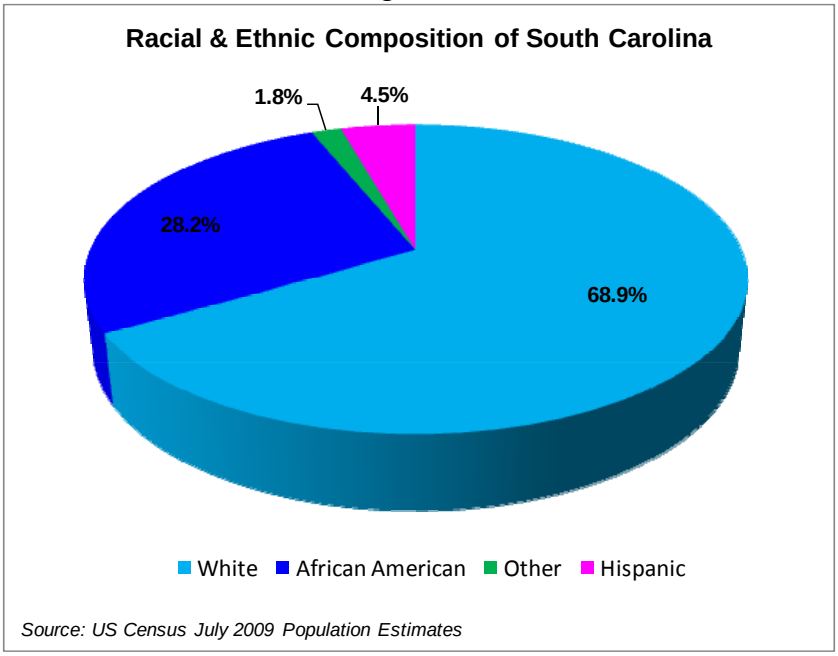
POPULATION CHANGE

Throughout the Southeast, population growth is being fueled by net in-migration. For South Carolina, the Census Bureau estimates that the majority of the population increase occurring between July 2008 and July 2009 was the result of net in-migration, primarily from other domestic US locations. 54.3% of the population increase resulted from domestic in-migration, 12.5% from foreign immigration and the remainder, approximately 33%, from natural net changes in population (births less deaths). This reflects the attractiveness of the state's quality of life, geographic advantages placing it midway between beaches and mountains, central location within the fast-growing Southeast and its many metropolitan growth centers, and its success in attracting foreign and out of state investment and jobs.

RACE AND ETHNICITY

Race and ethnic composition is similar to that of the Southeast, but less diverse than the nation as a whole. Historically, South Carolina has been approximately two-thirds white (68.9%) and one-third African American (28.2%), with no other racial or ethnic groups representing a significant percentage of the population. This compares with the nation, which is 79.6% white, and the Southeast which is 73.4% white. The most significant difference compared with the nation is the percentage of other races. Where South Carolina is 28.2% African American and the Southeast is 22.4%, the nation as a whole is 12.9% African American. Conversely, South Carolina is only 1.3% Asian and Pacific Islander, compared with 2.2% for the Southeast and 4.6% for the nation, and the state is only 0.4% American Indian or Alaska Native versus 0.6% for the Southeast and 1.0% for the nation.

Figure 1.6



Since the 2000 census, much of the change in South Carolina's population has centered around the additional classifications representing "persons of two or more races," the Asian and Pacific Islander sub-population, which has increased three-fold, and the state's Hispanic population. The latter, at 4.53% of the total population, still lags behind the nation at 15.77% and the Southeast at 12.53%, but is growing fast. The Hispanic population in South Carolina has increased from 33,426 in 1980 to 206,760 in 2009. This is an increase of more than 500 percent. Overall, the state reflects the Southeast Region in its racial composition as a whole, at 68.9% white, 28.2% African American and 1.8% other, as shown by the chart above.

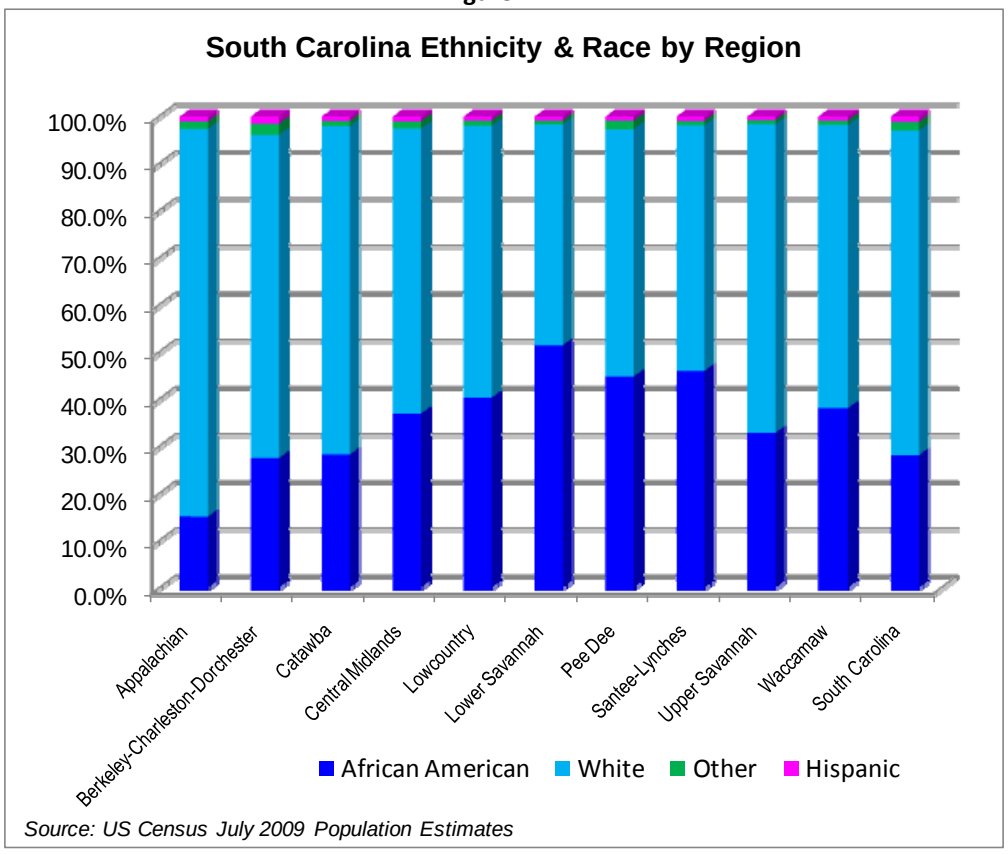
GEOGRAPHIC CONCENTRATIONS OF RACIAL AND ETHNIC SUBPOPULATIONS

While the state mirrors the Southeast in terms of racial and ethnic composition, there are five counties in the state where the percentages of African Americans are nearly the inverse of the state as a whole. African Americans represent more than 60% of the population in the Allendale (71.4%), Williamsburg (67.2%), Bamberg and Orangeburg (61.9%), and Lee (61.3%). In four other counties, Fairfield (56.6%), Marion (55.0%), Hampton (54.9%) and Marlboro (52.3%), the percentage of the population which is African American is above 50% and approximately twice the statewide percentage. Collectively, these counties reflect the most significant geographic concentrations of this subpopulation.

Considering the state's planning regions as a whole, Lower Savannah at 51.5% has the largest geographic concentration of African Americans, followed by the Pee Dee region at 44.9%, Santee-Lynches at 46.1% and the Lowcountry region at 40.4%. Conversely, there are also areas which are

more than 80% white, primarily in the Appalachian region and most notably in Oconee and Pickens counties, where African Americans represent less than 8% of the total population.

Figure 1. 7



Source: US Census July 2009 Population Estimates

The Hispanic or Latino population is also more concentrated and faster-growing in certain areas of the state. By comparison to the state as a whole, which is 4.5% Hispanic, Saluda County has the heaviest Hispanic population at 16.4%, and Jasper County has the second heaviest at 14.5%. McCormick (12.4%), Beaufort (10.4%), and Newberry (9.9%) round out the top five counties in terms of Hispanic residents. Other counties where the Hispanic population is greater than in the state as a whole are Greenville, Greenwood, Horry and Spartanburg.

AGE

Age has a significant impact upon the types of services, housing, and programs that communities need. As of 2000 Census, the median age in South Carolina was comparable to the nation and:

- 59.6% of the South Carolina population was in the age bracket of 20 to 64,
- 28.3% were children 19 years of age and younger, and
- 12.1% of the population was age 65 and older.

However, the July 2009 population estimates show that these ratios are gradually changing as a result of different rates of growth among the age groups. Children age 19 and younger (26.7%), younger age adults 20-34 (20.1%), and middle age adults 35-49 (20.4%) have all decreased, while the other age groups are increasing. The biggest changes have been a decrease in middle age adults and an increase in adults age 50-64, who are approaching traditional retirement age. Middle age adults have decreased from 22.8% to 20.4% of the population, while the oldest working adults age 50-64 have increased from 15.8% to 19.2% of the population.

Working age adults as a whole, which consists of the age groups 20-34, 35-49 and 50-64, continues to make up the majority of the population, and the ratio of working age adults to total population at 59.6% has remained fairly level since 2000. This group is roughly distributed in thirds between younger age adults, middle age adults and older working adults. Each is approximately 20% of the overall state population. However, growth rates since 2000 again vary within this group, from 7.9% for young adults under 35, only 1.9% for middle age adults, and 27.4% for those approaching retirement age. Clearly, one factor driving change in the age of the population is the aging of the baby boomers, who have traditionally represented a disproportionate share of the overall population.

By comparison, children age 19 and under are estimated at 26.7% of the population as of July 2009, but this reflects only 6.8% growth since the 2000 Census. This is well below the average rate of growth for the state as a whole at 12.0% and substantially below the rate of growth for adults age 65 and over at 22.1%.

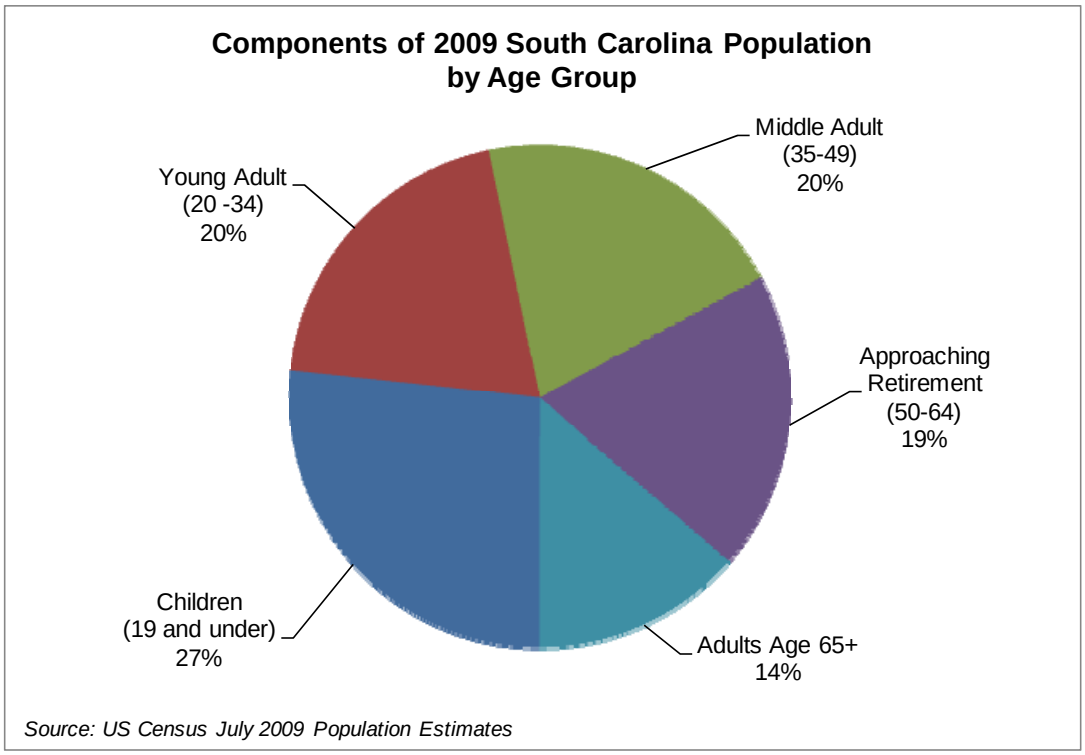
Figures 1.8 below identifies changes in population size and significance of the age group as a percent of the population, showing changes from the 2000 census to the 2009 July population estimate. Figure 1.9 graphically shows rates of growth, compared with the total state growth rate at 12.0%, while Figure 1.10 graphically shows the net result of changes and the age composition of the population as of July 2009.

Figure 1.8
South Carolina Population by Age Group and Change in Population Age Groups
2000 to 2009

Age Group	2000 Census	% of Total 2000 Population	2009 Population Estimate	% of Total 2009 Population	% Change 2000 - 2009
Children (19 and under)	1,135,778	28.3%	1,218,003	26.7%	7.2%
Young Adult (20 -34)	842,545	21.0%	914,622	20.1%	8.6%
Middle Adult (35-49)	912,902	22.8%	930,438	20.4%	1.9%
Approaching Retirement (50-64)	635,454	15.8%	874,956	19.2%	37.7%
Young Seniors (65-74)	270,048	6.7%	344,348	7.5%	27.5%
Mature Seniors (75-84)	165,016	4.1%	202,231	4.4%	22.6%
Oldest Seniors (85 and older)	50,269	1.3%	76,644	1.7%	52.5%
Total Population	4,012,012	100.0%	4561,242	100.0%	12.0%

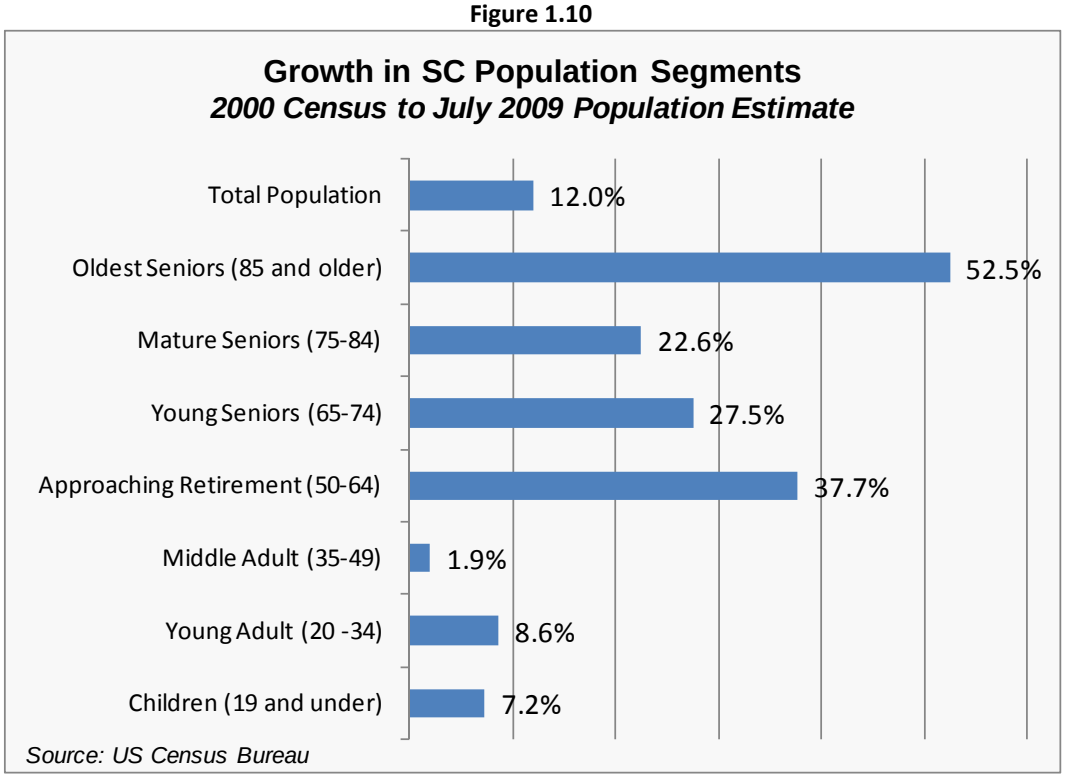
Source: US Census Bureau, 2000 Census and July 2009 Population Estimate

Figure 1.9



Source: US Census July 2009 Population Estimates

Figure 1.10



Source: US Census Bureau

Across the state, however, the age distribution varies somewhat, as does the rate of growth of the various segments of the population. The greatest variation is in the percentage of the population in the age groups of children under 19 and adults age 65 and older, ranging in both cases about 14% from the highest to the lowest, and these two population groups appear to vary in significance inversely in many cases. Where the percentage of children is lowest, the percentage of senior adults is often highest, and vice versa. Figure 1.11 below shows the counties that can be considered the "youngest," or those with the highest percentage of children and those with the lowest percentages of seniors. Figure 1.12 shows the opposite case, or counties with the lowest percentage of children and highest percentage of older adults, which can be considered the state's "oldest" counties.

Figure 1.11
"Youngest" South Carolina Counties in 2009

Highest % of Children Under 19		Lowest % of Adults Age 65+	
State Average	*26.7%*	*State Average*	*13.7%*
Dillon County	30.8%	Berkeley County	9.7%
Dorchester County	29.4%	Richland County	9.9%
Sumter County	28.7%	Dorchester County	10.1%
Berkeley County	28.6%	Edgefield County	11.3%
Richland County	28.4%	Jasper & York Counties (tied)	12.1%

Source: US Census Bureau, July 2009 Population Estimates

Figure 1.12
"Oldest" South Carolina Counties in 2009

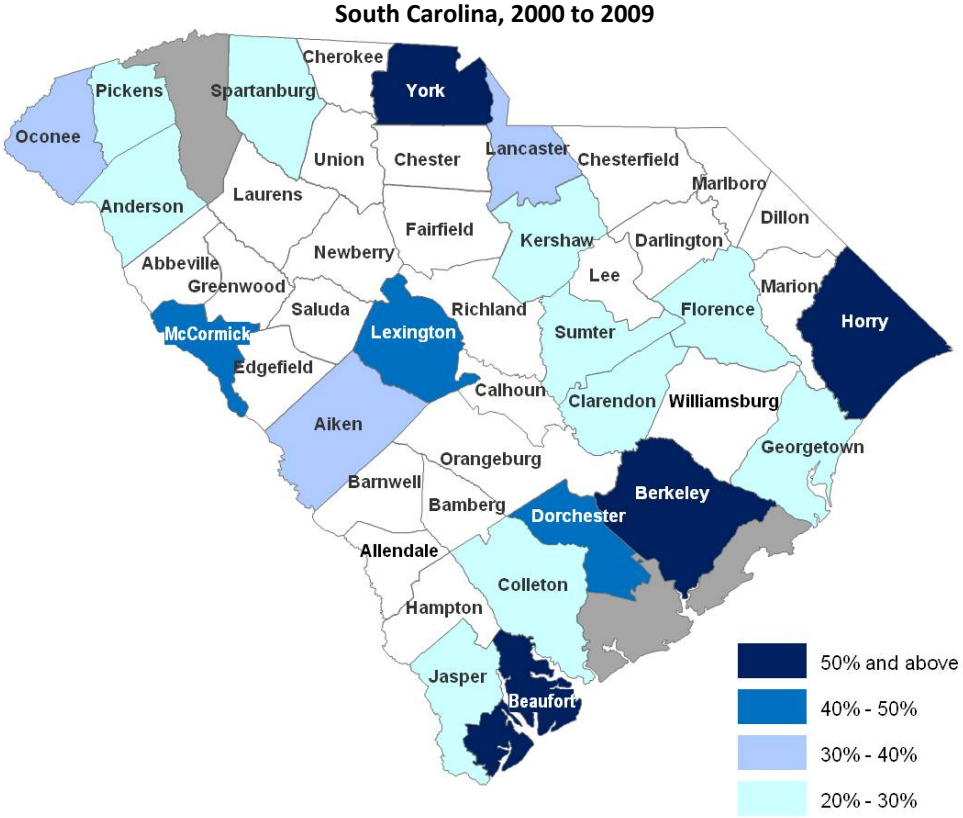
Lowest % of Children Under 19		Highest % of Adults Age 65+	
State Average	*26.7%*	*State Average*	*13.7%*
McCormick County	16.6%	McCormick County	24.3%
Horry County	22.8%	Beaufort County	20.4%
Oconee County	23.6%	Oconee County	18.8%
Calhoun County	23.7%	Horry County	18.8%
Edgefield County	24.0%	Georgetown County	17.7%

Source: US Census Bureau, July 2009 Population Estimates

Working age adults age 20 to 64 varies the least from county to county, ranging only 9.8 percentage points from the lowest percentage (54.8%) in Beaufort to the highest percentage (64.6%) in Edgefield County. Other counties with low percentages of working age adults include Dillon (56.6%), Bamberg (56.7%) and Dillon (56.6%). All other counties have at least 57% working age adults. Next to Edgefield County, the highest percentages of working age adults are in Charleston (62.6%), Lee (62.5%), Marlboro (62.0%) and Richland (61.7%). The percentage of the population that is children under 19 ranges from a low of 16.6% in McCormick County to a high of 30.8% in Dillon County.

In 2000, people age 65 and older represented 15% or more of the population in only four counties. As of July 2009 population, almost four times as many counties are estimated to fall in this category. Other counties have populations over 65 that are less than 15%, but which are growing at a much faster rate than the 28.4% estimated for the state as a whole.

Figure 1.13
Growth Rates of Population Age 65 and Older by County
South Carolina, 2000 to 2009



Source: US Census July 2009 Population Estimates

Areas where the population is aging faster than the state as a whole are those where the rate of growth is higher than the state average. The twelve counties with the fastest growing populations over age 65 are, not surprisingly, populations that are attractive retirement locations along the coast, including Beaufort County (68.7% increase since 2000) and Horry County (61.4%), which have the highest rates of growth in this population segment, followed by the Charleston area counties of Berkeley (50.1%) and Dorchester (49.7%). Other counties where this population segment is growing rapidly reflect other trends. One such trend is the increasing popularity of smaller urbanized areas like Rock Hill, which offer proximity to a large metropolitan area and its full complement of cultural amenities, medical care, etc. without the requirement of living in a big city. York County has the third fastest rate of growth of persons over 65 at 60.6%, and neighboring Lancaster County is also growing fast at 34.5%. Another trend is the attractiveness of non-coastal resort areas for retirees, which in South Carolina include the Lake Strom Thurmond area in McCormick County, Lake Wateree in Kershaw and Lancaster Counties, and the scenic foothills of Oconee County.

The US Census Bureau refers to the ratio of the number of people 65 and older to the number of traditional working age adults as the dependency ratio. Nationwide, this ratio is projected to climb rapidly from 22 to 1 in 2010 to 35 to 1 in 2030, coinciding with the time period during which the last of the baby boomers will have moved into the 65 and older age category. In South Carolina, the dependency ratio as of July 2009 is estimated at 23 to 1, indicating that South Carolina is on track with the rest of the nation. After 2030, the Census Bureau projects that the ratio of the aging population to the working age population will rise more slowly, to 37 in 2050. The significance of the rapid increase in this dependency ratio is that older age adults represent a greater demand for supportive services, relative to a smaller working age population capable of contributing state and national tax base with which to provide services and accommodate the aging population.

Of particular importance is the population age 85 and older, which often requires additional care-giving and support. In South Carolina, this population is currently only 1.7% of the total compared with 14% nationwide. However, while still a small segment of the state population, this group is the fastest growing.

HOUSEHOLD PROFILE

The most recent estimates of the number and type of households in South Carolina is provided by the American Community Survey three-year estimates, the most recent of which is 2006-2008. More current 2009 estimates for total housing units are available, as is the case for population, but not for households. To examine the number and characteristics of housing units in the state, it is necessary to use the 2006-2008 American Community Survey (ACS) data.

According to the ACS data, the South Carolina population is distributed amongst a total of 1.69 million households, with the majority or 67.3% being family households. (Family households are any group of two or more people related by marriage, birth or adoption and living together.) Of the total 1.1 million family households, 71.7% are married couple families and 43.4% are families with children under 18, including married couples with children as well as single parent households.

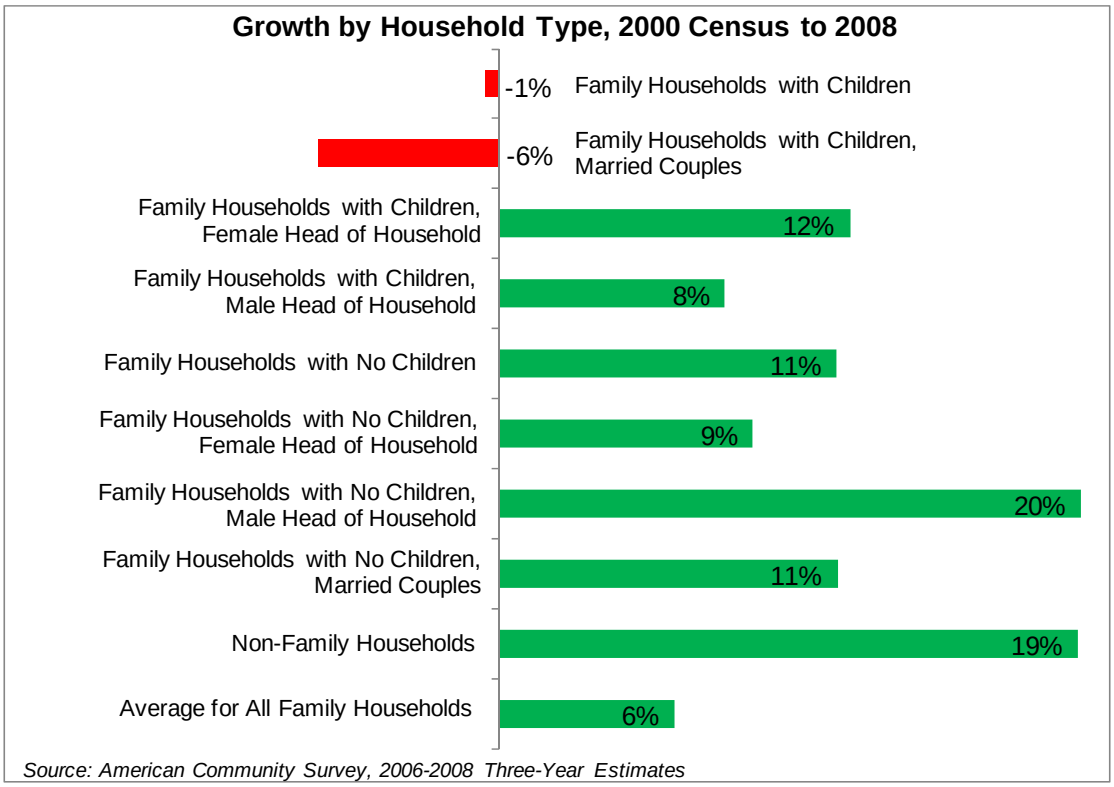
Figure 1. 14
Households in South Carolina

	2000 Census		2006-2008 ACS Estimate	
	Number	%	Number	%
Total Households				
Family households	1,072,822	69.9%	1,135,830	67.3%
Nonfamily households	461,032	30.1%	550,741	32.7%
Total	1,533,854	100.0%	1,686,571	100.0%
Family Households with Children				
Married couples with children	333,951	67.3%	313,675	63.7%
Male householder, no wife present	30,315	6.1%	32,613	6.6%
Female householder, no husband present	131,010	26.5%	146,443	29.7%
Total Family Households with Children	495,276	100.0	492,731	100.0%

	2000 Census		2006-2008 ACS Estimate	
	Number	%	Number	%
Family Households without Children				
Married-couples without children	449,191	77.8%	500,227	77.8%
Male headed households	32,407	5.6%	38,743	6.0%
Female headed households	95,948	16.6%	104,129	16.2%
Total Family Households without Children	577,546	100.0%	643,099	100.0%
Nonfamily Households	461,032	100.0%	550,741	100.0%

Source: US Census Bureau, 2000 Census and American Community Survey 2006-2008 Three-Year Estimate

Figure 1.15

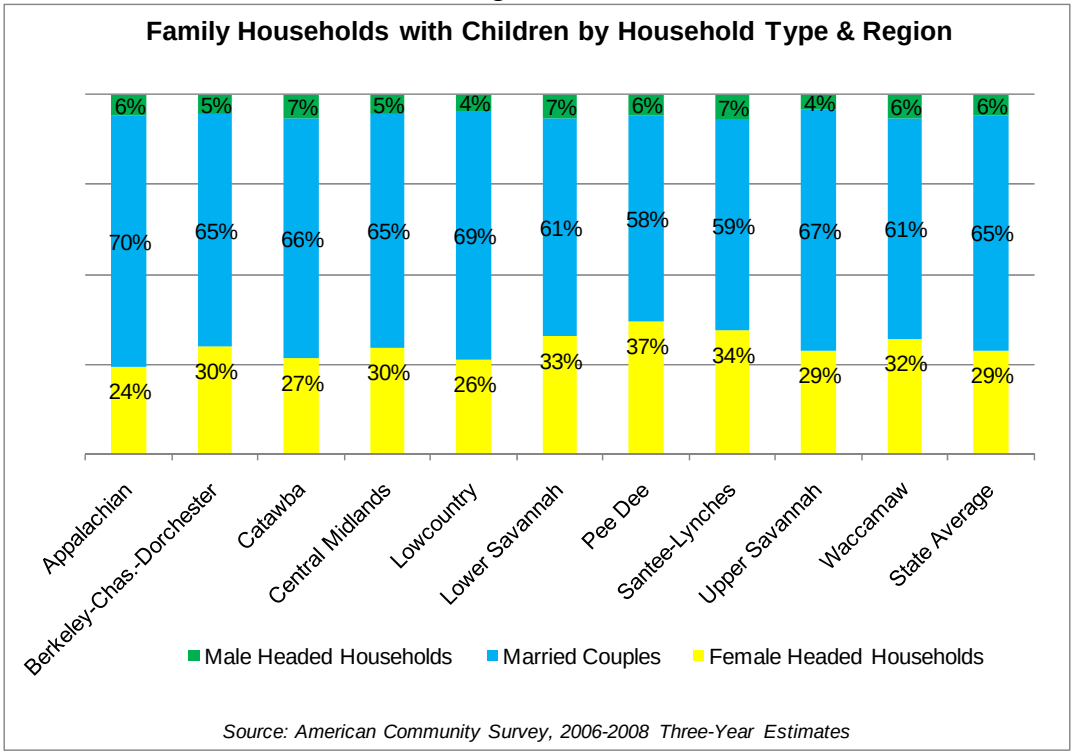


Non-family households are much less common at only 32.7%, and an overwhelming majority of these households (84.9%) are householders living alone. The ratio of family to non-family households is very similar to the nation. Within each household type, the state also mirrors the nation, except that South Carolina has a slightly lower percentage of married couples making up family households, offset by a higher percentage of female headed households at 22.1%.

The number of households in the state increased 10% since the 2000 census, which is a logical result of population growth. During the same time period, families without children (predominantly married couples) grew slightly faster at 11.4%, and non-family households grew the fastest at 19.5%. Notably, female headed households with children grew faster than the number of households in the state, increasing by 11.8%. This is significant since, on average, this group tends to have lower

household income, more obstacles to employment including affordable childcare, greater chance of becoming homeless as a result of domestic violence, greater need for supportive housing in order to emerge from an episode of homelessness, and greater need for affordable housing than most other household types, other than very large families.

Figure 1.16



Source: American Community Survey, 2006-2008 Three-Year Estimates

As a percentage of all family households with children, the highest rates are again in the Pee Dee, Santee-Lynches, Lower Savannah and Waccamaw regions of the state. Female headed households with children range from 48.7% in Dillon County to 18.8% in Pickens County. The ten counties with the highest individual rates as follows:

Figure 1.17
Households in South Carolina

County	Region	Total Number of Households	Total Families with Children	% Families with Children, Female Head of Household
Dillon	Pee Dee	11,393	6,861	48.7%
Marion	Pee Dee	12,429	5,787	46.2%
Williamsburg	Waccamaw	11,140	5,981	43.7%
Marlboro	Pee Dee	9,671	4,962	42.5%
Fairfield	Central Midlands	8,221	4,798	39.6%
Orangeburg	Lower Savannah	34,045	16,979	38.7%
Clarendon	Santee-Lynches	12,378	5,935	38.6%
Chester	Catawba	12,850	6,730	38.0%
Sumter	Santee-Lynches	39,231	23,622	36.8%
Florence	Pee Dee	49,146	26,683	35.7%

Source: American Community Survey, 2006-2008 Three-Year Estimates

Another significant trend is the decrease in average household size. According to the ACS, the average household size has decreased from 4.0 persons in 1950 to 2.5 in 2008. It is also notable that the number of persons living with other (non-immediate family) relatives increased sharply, growing by 59,469 since the 2000 census. In terms of future growth, the number of households in South Carolina increased by 64 percent between 1980 and 2008, and consistent with the state's growing population, this trend is expected to continue.

LOW & MODERATE INCOME (LMI) HOUSEHOLDS

Most federally funded housing and community development programs are made available based on income eligibility, and this applies to HUD programs such as CDBG and HOME. (ESG targets individuals who are homeless or at risk of becoming homeless, and HOPWA targets individuals with HIV/AIDs, both of which HUD assumes to be low-income.) Low and moderate income, or LMI, means households with annual incomes at or below 80 percent of the area median income (AMI), adjusted for household size. Moderate income is 50 to 80 percent of AMI; low income is 30 to 50 percent of AMI; and very low income is 0 to 30 percent of AMI.

HUD annually calculates and makes available data for the upper and lower boundary, or the "income limit," for each income category. Data is based on the 2000 census but updated annually to arrive at more current estimates. For Federal Fiscal Year 2010, those areas of the state that HUD estimates to consist of at least 51 percent low and moderate income households are outlined below.

Figure 1.18
Households in South Carolina
Counties with Populations at Least 51% LMI

County	Total Population	LMI Population	% LMI
Allendale	10,052	5,866	58.6%
Bamberg	15,589	8,448	54.2%
Calhoun	15,023	7,945	52.9%
Fairfield	23,035	13,415	58.2%
Marlboro	27,195	13,917	51.2%
Williamsburg	36,883	19,650	53.3%

Source: US Dept of Housing & Urban Development

In addition, out of the 228 municipalities in South Carolina that do not receive CDBG funds directly from HUD, almost forty percent or 89 are at least 51% LMI. Non-entitlement localities are generally very small towns and cities, and those that are more than 51% LMI tend to be the smallest. Out of the total, 195 local governments are less than 5,000 in population size and 40.5% are at least 51% LMI. Only 21 local governments have populations between 5,000 and 10,000, and approximately half of these (nine or 42.9%) are more than 51% LMI. Local governments larger than 10,000 number the fewest. There are only 12 local governments of this size that do not directly receive CDBG funds from HUD. Of these, most are between 35 and 50 percent LMI, though one, the City of Greenwood, is 54.1% LMI.

Figure 1.19
Characteristics of CDBG Non-Entitlement Local Governments
South Carolina

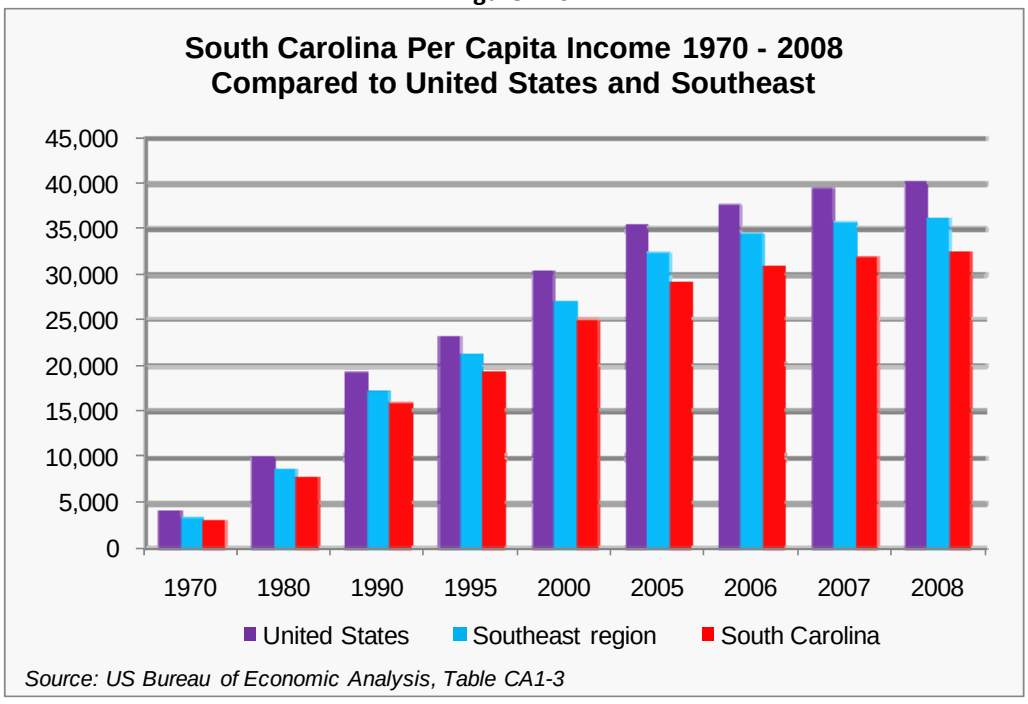
Population Size	Total Number	Over 51% LMI			Less Than 51% LMI		
		Number	Avg. % LMI	Avg. Pop	Number	Avg. % LMI	Avg. Pop
Over 10,000	12	1	54.1	20,223	11	39.3	15,737
5,000 - 10,000	21	9	54.6	7,075	12	46.3	7,135
Under 5,000	195	79	58.9	1,464	116	40.4	1,047

Source: US Department of Housing and Urban Development

INCOME

Per capita income in South Carolina has historically trailed behind the US and the Southeast Region as a whole, consistent with a workforce characterized by lower levels of educational attainment and an economy previously dependent on lower wage manufacturing employment. Economic development strategies for the state have focused on diversifying the economy, attracting higher paying jobs and generating more local employment opportunities with which to attract and retain college graduates and other more highly skilled workers. Despite success in this area, the overall state per capita continues to lag the region and the nation, and South Carolina ranked 45th in the nation in terms of per capita income in 2009.

Figure1.20

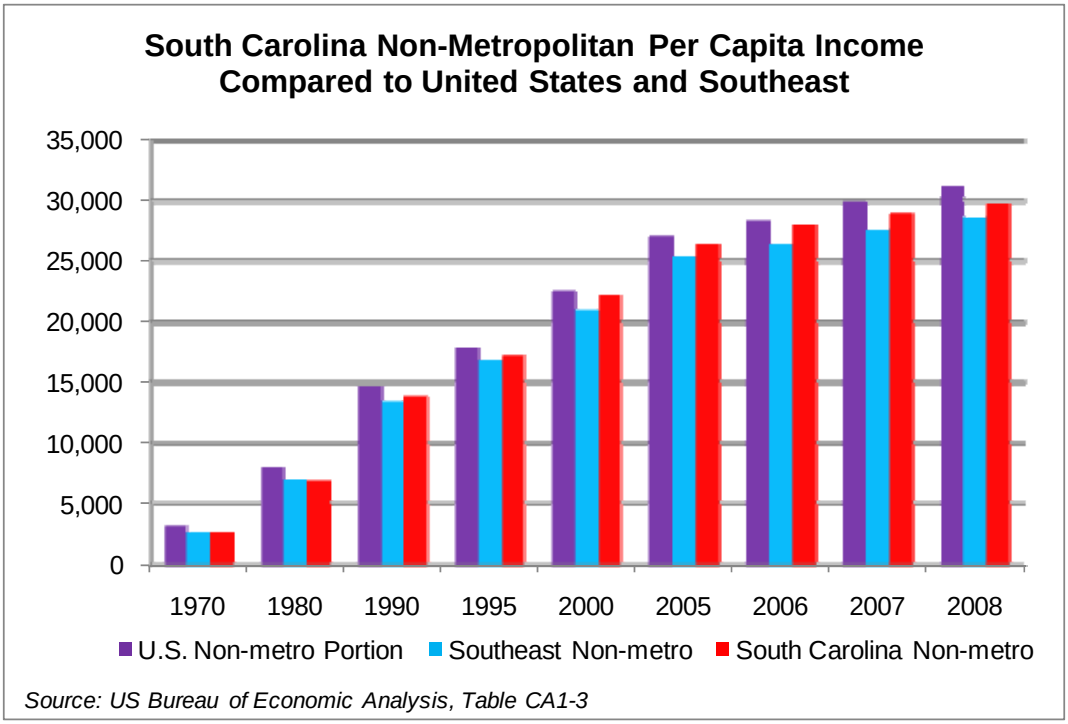


Source: US Bureau of Economic Analysis, Table CA1-3

In 1990, the state per capita was 82 percent of the national per capita and the Southeast was 89 percent. Since 1990, the gap has widened slightly as per capita income in South Carolina grew more slowly than the Southeast. Through 2006, the South Carolina per capita income varied from 82 to 83 percent of the nation before falling off slightly to 81 percent for 2007 and 2008, the last two years for which data is available. The Southeast had reached 92 percent of the national per capita by 2005 but, like the state, has fallen slightly since. Figure 1.20, above, illustrates the overall South Carolina state per capita compared with the Southeast Region and the US.

South Carolina, however, has dedicated significant resources to combating economic conditions, attracting new and higher paying jobs and stabilizing the economies of the state's more rural counties, and as a result, the per capita for the non-metropolitan portions of the state is much more in line with the Southeast and the nation, with the non-metro state per capita outpacing the Southeast since 1990. For 2008, the state's non-metropolitan per capita was $29,667 compared with $28,545 for the Southeast. Although lower than the national non-metropolitan per capita at $31,098, the state was a much higher 95 percent of the national figure in 2008 and has been as high as 98.8 percent in 2006.

Figure 1.21



Source: US Bureau of Economic Analysis, Table CA1-3

Underlying this is a faster than average annual rate of per capita income in the state's non-metropolitan portion of the state, compared with the state as a whole, the state's metropolitan portion and the average for metropolitan statistical areas within the state's boundaries. From 1990 to 2000, non-metropolitan South Carolina per capita income grew by 5.7%, compared with 5.3% for the metropolitan SC and 5.4% for the state as a whole. From 2000 to 2008, per capita income growth

rates for all regional segments were lower but the state's non-metropolitan areas continue to grow the fastest at an average rate of 3.7%. Comparatively, metropolitan South Carolina grew by 3.2% and the state as a whole by 3.3%.

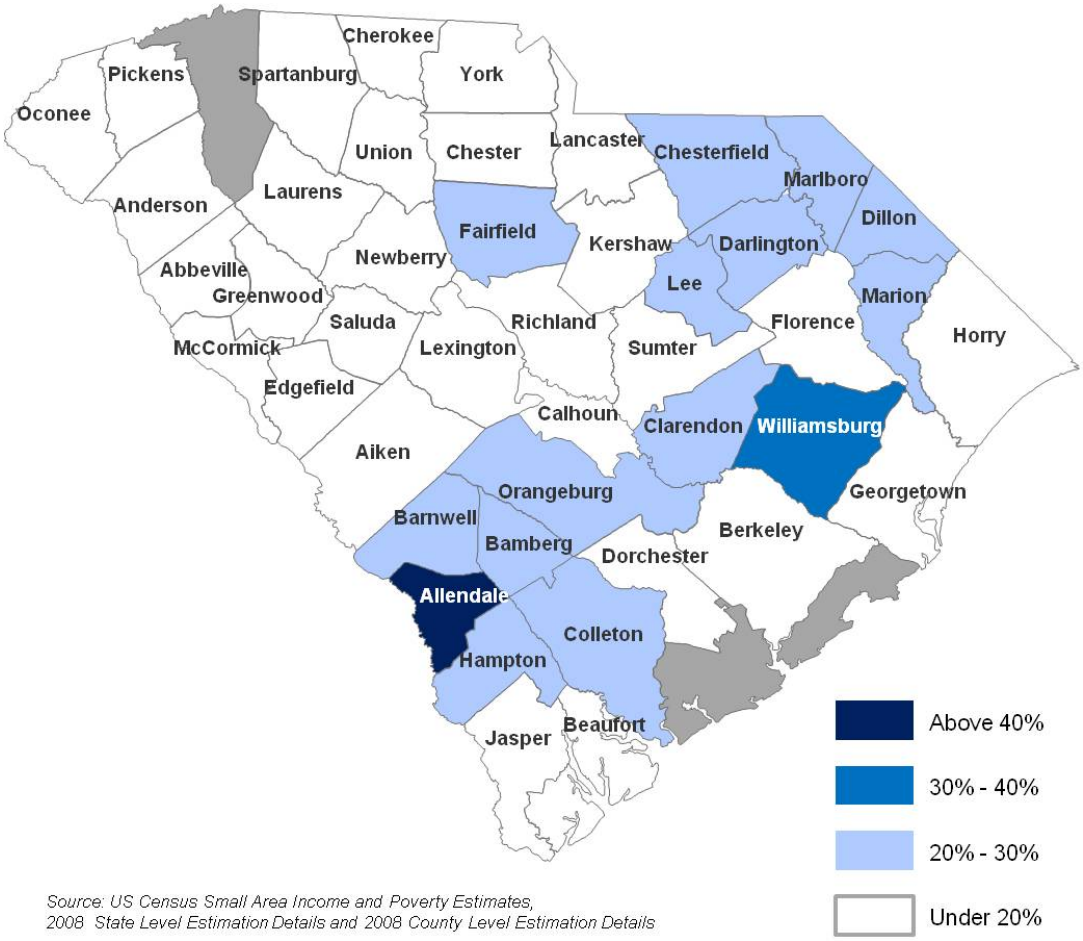
At the regional level, per capita income growth in some areas has fallen off, while growth in other areas has accelerated. From 1970 to 1980, average annual income growth was fastest in the Central Midlands and Waccamaw regions of the state. From 1980 to 1990, Waccamaw continued to lead but the Central Midlands area fell off, with the next fastest growth areas becoming Santee-Lynches, Lower Savannah and Berkeley-Charleston-Dorchester. From 1990 to 2000, Waccamaw still led, followed by Pee Dee, Santee-Lynches and Upper Savannah. Since 2000, Berkeley-Charleston-Dorchester and Santee-Lynches have finally both inched past Waccamaw in terms of per capita income growth, and Lowcountry has joined the top tier.

In 2008, Berkeley-Dorchester-Charleston region had the highest per capita income, and at $33,598 was the only region higher than the state metropolitan per capita of $33,371 and the state overall per capita of $32,495.

POVERTY

The US Census Small Area Income and Poverty Estimates for 2008 provide the most recent indicators of income and poverty levels in South Carolina counties. In 2008, fifteen of the state's 46 counties had poverty rates in excess of 20 percent, compared with the overall state rate of 15.7 percent. Generally, these are the same counties that had poverty rates over 20 percent in 2005 and ten years prior in 1995, reflecting persistently high unemployment and low income levels in these counties. These highest poverty counties are shown on the map below and are most heavily concentrated in the Pee Dee Region, where five out of six counties fall in this category, the Lower Savannah Region where five out of six qualify, and the Lowcountry Region where two out of four are over 20 percent. Two counties in the Santee-Lynches Region and one in the Waccamaw Region are also included in this highest poverty group.

Figure 1.22
Poverty Rates in South Carolina Counties



Source: US Census Small Area Income and Poverty Estimates, 2008 State Level Estimation Details and 2008 County Level Estimation Details

In some counties, such as Allendale, the trend has been upward from 34.4% in 1995 to 41.8% in 2008, and consistently the highest in the state. Other counties with the highest poverty rates in 2008 are: Williamsburg (30.5%), Bamberg (28.0%), Lee (27.6%) and Marlboro (27.5%). Poverty rates for other counties, such as Clarendon, Dillon and Jasper, have been improving somewhat but are still above 20 percent, and rates for most others have demonstrated only moderate variation since 1989.

Another indicator of poverty is participation in cash assistance and food stamp programs such as TANF, or Temporary Assistance for Need Families. According to the SC Department of Social Services and the State Data Center, the most recent data available indicates that the counties with the highest poverty rates, or Allendale and Williamsburg Counties, are also the counties where the highest percentage of the population receives food stamps. Compared with the statewide average of 12.35%, 29% of the population in Allendale County receives food stamps and 27% in Williamsburg County. The other counties with more than 20% of the population participating in this type of assistance are Lee (26%), Dillon, Clarendon and Marion (24%), Marlboro and Orangeburg (22%), and Darlington and Bamberg (21%).

EDUCATION PROFILE

Educational attainment is directly related to economic opportunity, both for individuals and families as well as for entire communities. For an individual, a higher level of educational attainment reduces the risk of poverty, improves ability to compete for higher paying jobs, and thereby increases lifetime earnings capacity, correlating directly with many indicators of well-being. At the community level, workplace needs are changing as technology development and change are occurring at faster levels. Educational attainment levels within the community indicate capacity for workforce productivity, as well adaptability and soft skills increasingly required by employers. Higher educational attainment is also directly related to financial literacy.

South Carolina, like all Southeast states, has lagged behind the nation in this key area of individual and community competitiveness. Progress has been made in terms of high school graduation rates and technical college education, and as a result, South Carolina actually leads the nation in the percentage of high school graduates and individuals obtaining Associates Degrees. The State has 11.7 percent of persons with high school education, but no diploma, a figure over two percent higher than that of the nation. However, higher education and professional degrees are increasingly important, and attainment at these levels directly reflects the competitiveness of the state's workforce.

Figure 1.23
Educational Attainment Comparison - US and South Carolina, 2008

Level of Attainment	South Carolina %	United States %
Less than 9th Grade	6.1	6.4
9th to 12th Grade, No Diploma	11.7	9.1
High School Graduate	32.1	29.6
Some College, No Degree	18.7	20.1
Associate Degree	8.2	7.4
Bachelor's Degree	15.1	17.3
Graduate or Professional Degree	8.2	10.1

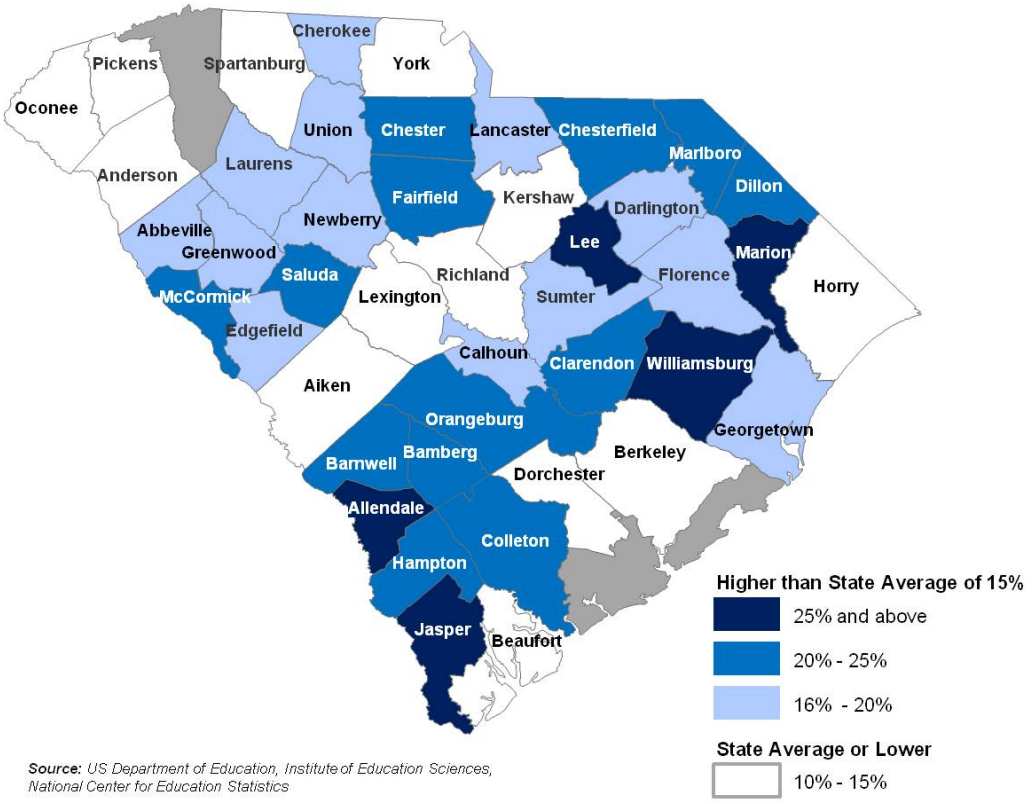
Source: American Community Survey, 2006-2008 Three-Year Estimates

South Carolina is still behind the nation in terms of both Bachelor's Degrees and Graduate/Professional Degrees, as well as in overall attainment of the most basic modern requirement: a high school education or better. Nationwide, 84.5 percent of the population over age of 25 has at least a high school diploma or equivalent, compared with 82.1 percent in South Carolina.

The US Department of Education, Institute of Education Sciences, National Center for Education Statistics provides another set of indicators for gauging the effectiveness of a state's educational system. The National Assessment of Adult Literacy estimates the percent of the population 16 years and older who are lacking basic literacy skills, defined as those who scored "Below Basic" in prose and those who could not be tested due to language barriers. Results of the most recent 2003 assessment show South Carolina with 15% percent of individuals older than 16 lacking basic literacy skills.

Figure 1.24

Lack of Basic Literacy Skills in South Carolina



Source: US Department of Education, Institute of Education Sciences, National Center for Education Statistics

As shown by the map above, there are variations amongst regions with South Carolina as well. Consistent with other indicators of economic conditions, many counties in the state have a percentage of adults lacking basic literacy well below the state average of 15%. Allendale tops the list at 29%, or nearly double the state rate, with almost a third of the population over age 16 lacking basic literacy skills, and seventeen other counties have rates of 20% or higher. Literacy is better than the state average in only fifteen counties, and those generally correspond to the state's larger metropolitan areas. Lexington has the lowest rate (10%), followed by Aiken, Beaufort and York (11%), and Greenville, Horry and Richland (12%).

EMPLOYMENT AND LABOR FORCE

Compared with the United States, South Carolina has a somewhat smaller share of the working age population participating in the workforce. In South Carolina, 62.9% of the population over age 16 is in the labor force compared with 65.2% for the nation. This is in spite of a high percentage of "young elderly" (55-65 years of age) who are often still participating in the workforce. This is also consistent with the state's growing number of older adults, age 65 plus with high incomes who can be assumed to be retired. Compared with the nation, the state also has a higher percentage of families with children in which both parents work, a factor reflecting the lower than national average per capita income in this state and the need for both parents to work in order to be financially stable.

In terms of workforce occupations, although South Carolina has traditionally been employed primarily in manufacturing, and specifically in textile manufacturing, occupations in the state are changing. Over the past several decades, substantial growth has occurred in the service sectors and there has also been an increase in the percentage of Production-Transportation sector occupations relative to the US as a whole. Management-Professional occupations continue to represent a smaller share of overall jobs in South Carolina compared with the nation. Current workforce occupations are shown in the table below, which compares the structure of the South Carolina workforce with that of the nation.

Figure 1.25
Workforce Occupations -South Carolina, and the US, 2008

Occupation	United States %	South Carolina %
Management-Professional	34.5	31.2
Service	16.8	16.6
Sales & Office	25.6	25.1
Farming-Forestry	0.7	0.5
Construction-Extraction	9.6	10.9
Production-Transportation	12.7	15.7

Source: American Community Survey, 2006-2008 Three-Year Estimates

The occupations shown above often span multiple industries, making it more revealing to examine employment by sector. Despite changes in the economic base of the state, manufacturing remains a strong and vital part of the economy. Manufacturing, and in particular higher wage manufacturing and technology-intensive manufacturing, is targeted for economic development because of the high level of economic spin-off or indirect benefit attributable to manufacturing, as well as the contribution of manufacturing-related capital investment to the local tax base in areas where new and expanding facilities locate. As a result, South Carolina has over three percent more jobs in manufacturing than does the nation.

Figure 1.26
Employment by Industry - South Carolina, and the US, 2008

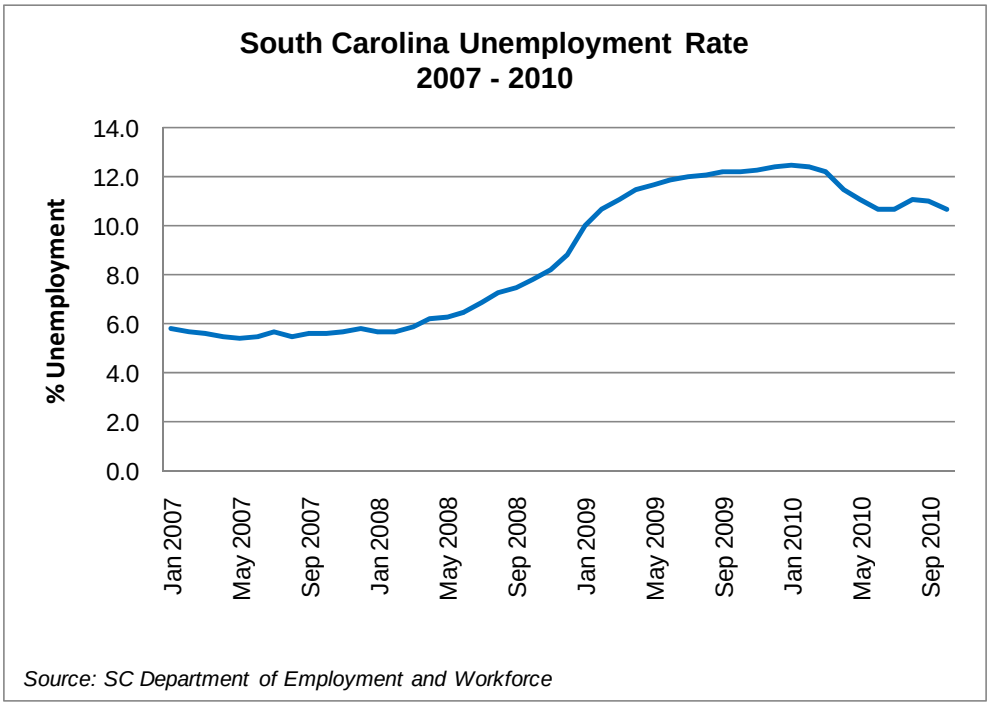
Industry	United States %	South Carolina %
Agriculture, Forestry, Mining	1.8	1.0
Construction	7.7	8.8
Manufacturing	11.3	14.8
Wholesale	3.2	2.9
Retail	11.5	11.6
Transportation & Utilities	5.1	5.1
Information	2.5	1.8
FIRE	7.1	6.2
Professional & Management	10.3	8.6
Education & Health Care	21.3	20.0
Arts, Entertainment & Food Services	8.7	9.5
Other Services	4.8	4.9
Public Administration	4.7	4.0

Source: American Community Survey, 2006-2008 Three-Year Estimates

In addition to manufacturing, South Carolina also has over one percent more construction jobs compared with the nation, and almost one percent more jobs in the Arts, Entertainment and Food Service sector, which is a consistent with growth in tourism. However, the State lags behind the nation in employment in higher income sectors like Finance, Insurance and Real Estate (FIRE), Professional and Management and Health Care, as well as in Public Administration.

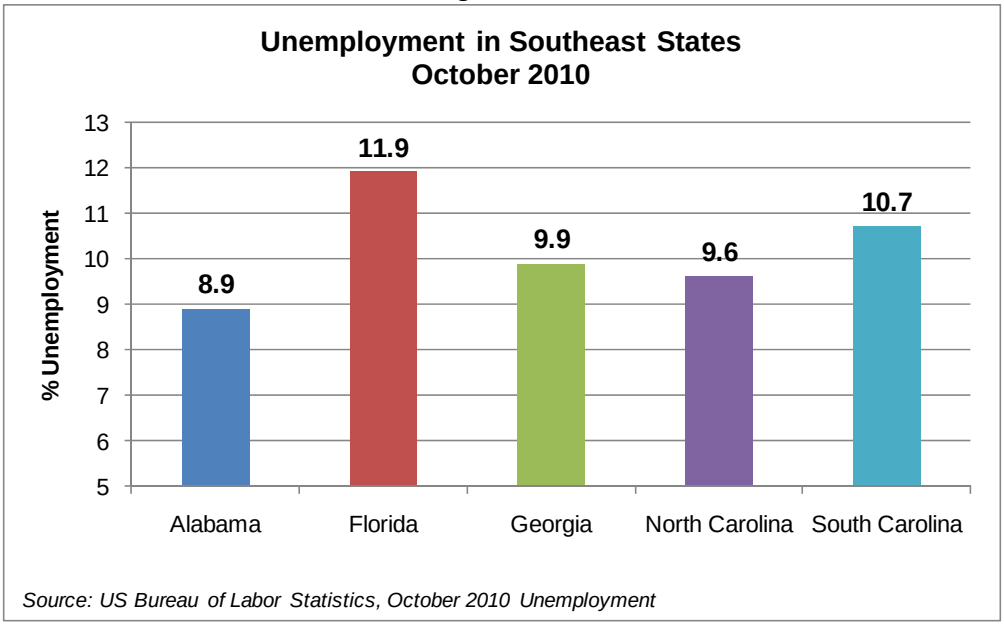
The State has been affected by the recession, with unemployment surging upward in 2009 and peaking in early 2010. As Figure 1.27 shows, statewide unemployment reached 12.5% in January 2010, at which point it was the fourth highest in the nation, and has since gradually declined, dropping to 10.7% as of October 2010. Despite this nearly two percent drop, unemployment in the state is still substantially higher than the average annual unemployment rate experienced in 2007 (5.9%) and 2008 (6.8%), and it remains the sixth highest in the nation. Only Nevada, Michigan, California, Florida and Rhode Island have higher unemployment rates.

Figure 1.27



Source: SC Department of Employment and Workforce

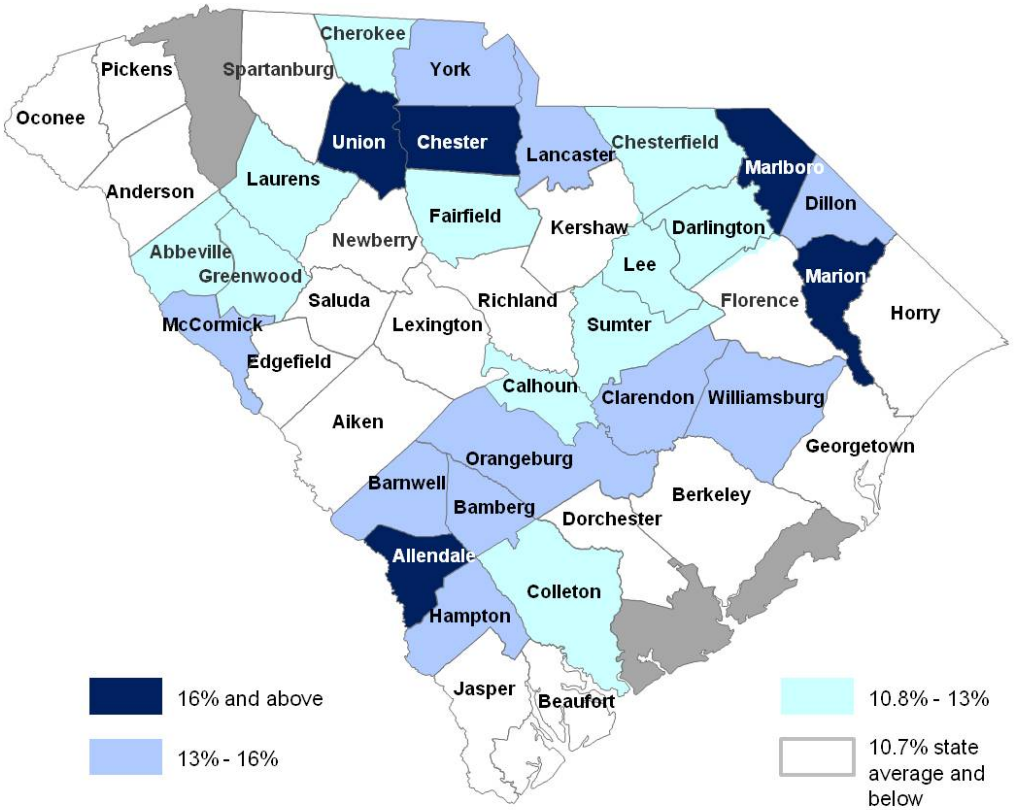
Figure 1.28



Source: US Bureau of Labor Statistics, October 2010 Unemployment

The State average is high compared to the nation and the Southeast, but the smaller and more rural areas of the state have even higher unemployment rates. The more urbanized and economically diverse counties, including those in counties with large Metropolitan Statistical Areas, all have unemployment rates under nine percent (Aiken-Augusta 8.6%, Columbia 8.7%, Charleston 8.8% and Greenville 9.0%) according to the Bureau of Labor Statistics. This is in sharp contrast to counties in areas designated by the state as "Distressed," "Least Developed," and "Under Developed," where the rates have persistently been higher than the state average and amongst the highest in the nation. For example, Marion (17.8%), Allendale (17.5%), Union (16.3%), Marlboro (16.1%) and Chester (16.0%) Counties all had unemployment rates over 16.0 percent as of October 2010, down from 17.0 to 18.6% in September. Like the state, unemployment rates in most counties are down somewhat from the 2010 peak, but for the five hardest hit counties, the lowest 16.0% rate is still fifty percent higher than the state average. The map below (Figure 1.29) shows unemployment rates around the state as of October 2010.

Figure 1.29
South Carolina Unemployment Rates by County, October 2010



Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics

PART I – ECONOMIC AND DEMOGRAPHIC PROFILE

This page intentionally left blank.

PART II - HOUSING NEEDS AND HOUSING MARKET ANALYSIS

BACKGROUND

The Housing Needs and Market Analysis Section describes the significant characteristics of South Carolina's housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. A basic premise of all housing markets is the need to create and maintain a "spectrum" of housing choice and opportunity for all persons and households. This axiom establishes that housing choice and needs differ in most communities due to a variety of factors including: household income, population age, proximity of employment, and mere preference. A spectrum of owner and rental housing choice and opportunity is particularly important in supporting the range of income groups that reside within the State of South Carolina.

Recent national and local housing studies have documented how affordability pressures have continued to increase as employment losses have mounted. In the *State of the Nation's Housing 2009* Report, the Joint Center for Housing Studies of Harvard University describe how during housing downturns job losses, increased foreclosure activity, weak consumer confidence and expectations of further price declines all serve to dampen short-run demand. The report also noted that while some owners who have lost their homes through foreclosure will purchase again at some point, many will become renters. An understanding of the shifting demands for housing is critical for the creation of effective housing policies and strategies.

HOUSING MARKET OVERVIEW

Demographic shifts, including increases in the State's population and households, have affected the supply and demand for housing in terms of housing types, location, and affordability levels. According to 2006-2008 U.S. Census *American Community Survey* estimates, the State of South Carolina's has a current population of 4,403,175 persons, which represents an increase of 391,163 persons (10 percent) since 2000. From 2000-2008, the State's total households increased by 152,237 (10 percent). Families account for approximately 1.13 million (67 percent) of the State's total households.

South Carolina's population and housing growth has been largely concentrated in the urban centers and coastal regions. From 2000-2008, owner- and renter-occupied housing units increased by 7 percent and 18 percent, respectively. However, the State has experienced a growing number of housing vacancies. This may be an indication of speculative building of "for sale" units in certain submarkets exacerbated by the downtown in the housing market and economic recession.

South Carolina's future housing demand will be largely determined by ongoing and planned economic development activity that will result in expanded employment opportunities. Employment growth will occur through the retention and expansion of existing firms and new economic growth resulting from start-ups, spin-offs, and relocations to the State. Basically, population growth follows

job growth and the demand for housing will be influenced by the location, type and wage levels of the State's future employment growth.

HOUSING AFFORDABILITY AND HOUSING COSTS

Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most used by various units of government is that households should spend no more than 30 percent of their income on housing. This is also the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state programs. This definition of housing affordability has some limitations because of the inability to determine whether households spend more than 30 percent of their income on housing by necessity or choice. Specifically, the definition does not consider that upper income and smaller households can afford to spend much more than 30 percent of their incomes on housing and still have enough income left over to satisfy other basic needs, whereas low income households that pay even 10 percent of their incomes on housing costs may be forced to forgo essential medical care and healthy food (*The Brookings Institution, 2002*).

HOUSING MARKET ANALYSIS

HOUSING SUPPLY

The following housing supply analysis provides a current assessment of South Carolina's existing housing inventory, including changes in occupancy status, vacancies, and sales and rental activity. Housing supply factors include the total number of units by type, price range, tenure, and absorption. Housing supply analysis also considers development trends and conditions influencing the overall housing market such as the current foreclosure and mortgage credit issues. When combined with key housing demand factors, the data can be extrapolated to determine the relative balance between affordable housing demand and supply in the State of South Carolina.

HOUSING INVENTORY

According to the 2006-2008 *American Community Survey* (ACS), the State of South Carolina has a total housing inventory of 2,018,762 units, which represents a 15 percent increase from 2000 (Figure 2.1). The largest net and percentage increases in the State's inventory are in single-family, detached units (181,736 units/17 percent increase), multi-family units of 5-9 units (22,624 units/29 percent increase), multi-family units of 10-19 units (21,234 units/51 percent increase) and multi-family units of 20-49 units (14,225 units/63 percent increase).

Figure 2.1
Housing Units by Structure Type
State of South Carolina, 2000-2008

Structure Type	Year 2000	Year 2008	Net Change	% Change
Total Housing Units	1,753,670	2,018,762	265,092	15%
1, detached	1,078,678	1,260,414	181,736	17%
1, attached	40,185	46,117	5,932	15%
2 units	43,607	45,483	1,876	4%
3 or 4	57,981	63,132	5,151	9%
5 to-9	77,598	100,222	22,624	29%
10 to 19	41,561	62,795	21,234	51%
20 to 49	22,457	36,682	14,225	63%
50 or more	33,548	30,630	-3,918	-9%
Mobile home	355,499	372,114	16,615	5%
Boat, RV, van, etc.	2,556	1,173	-1,383	-54%

Source: 2000 U.S. Census; 2006-2008 American Community Survey.

HOUSING OCCUPANCY BY TYPE AND TENURE

According to 2006-2008 U.S. Census ACS estimates, there are currently 1,686,571 occupied housing units (84 percent of total units) in the State of South Carolina (Figure 2.2). Owner-occupied units (1,185,421 units) comprise 59 percent of the State's occupied housing inventory with 501,150 units (25 percent) renter-occupied.

The State's housing occupancy characteristics are generally consistent with the overall growth in housing units from 2000-2008. However, the State experienced a 3 percent decrease in the mix of owner-occupied housing units from 2000-2008 and a 3 percent increase in the mix of vacant housing units. Overall, vacant housing units increased by 51 percent from 2000-2008 (112,375 housing units). The State's current overall vacancy rate is 16 percent.

Figure 2.2
Occupancy Status by Type of Tenure
State of South Carolina, 2000-2008

Housing Occupancy Tenure Type	2000	% of Total	2008	% of Total	% Change
Total Housing Units	1,753,670	100%	2,018,762	100%	15%
Occupied housing units	1,533,854	87%	1,686,571	84%	10%
Owner-occupied	1,107,619	63%	1,185,421	59%	7%
Renter-occupied	426,235	24%	501,150	25%	18%
Vacant housing units	219,816	13%	332,191	16%	51%

Source: 2000 U.S. Census; 2006-2008 American Community Survey

The significant increase in the State of South Carolina's housing vacancies is largely attributed to the significant increase in "other" and "seasonal" vacancies. Other vacancies increased by 169 percent (64,656 units), while seasonal vacancies increased by 35 percent (26,890 units). The large increase in

"other" vacancies is generally attributed to housing market conditions brought on by the current economic recession and rise in home foreclosures. Economic conditions have resulted in a significant developer held inventory coupled with the added inventory of residential properties in various stages of home foreclosure.

Figure 2.3
Housing Vacancy Status
State of South Carolina, 2000-2008

Housing Vacancy Status	2000	2008	% Change
Total Vacant Housing Units:	219,816	332,191	51%
For rent	58,299	68,855	18%
For sale only	26,517	34,557	30%
Rented or sold, not occupied	18,988	21,297	12%
For seasonal, recreational, or occasional use	77,219	104,109	35%
For migrant workers	563	487	-13%
Other vacant	38,230	102,886	169%

Sources: 2000 U.S. Census; 2006-2008 American Community Survey

HOUSING AGE AND CONDITION

The age of the housing stock is an important variable in assessing the overall characteristics of a local housing market. The older housing stock, and particularly older rental housing, often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn affects the housing supply in terms of accessibility and affordability. The State of South Carolina's housing supply is relatively new with 55 percent of the housing built since 1980 (Figure 2.4). However, 28 percent (573,564 units) of the State's housing is now 40 years and older.

Figure 2.4
Age of Housing Units by Structure Type
State of South Carolina, 2008

Year Structure Built	Number	% of Total
Total Housing Units	2,018,762	100%
Built 2005 or later	80,617	4%
Built 2000 to 2004	241,110	12%
Built 1990 to 1999	419,626	21%
Built 1980 to 1989	357,269	18%
Built 1970 to 1979	346,576	17%
Built 1960 to 1969	209,935	10%
Built 1950 to 1959	164,471	8%
Built 1940 to 1949	82,736	4%
Built 1939 or earlier	116,422	6%

Source: U.S. Census, 2006-2008 American Community Survey

Substandard housing also persists in South Carolina, despite funding available for housing rehabilitation through numerous state and federal programs, including CDBG and HOME, both at the

state level and through local HOME Consortiums. Substandard conditions are described below, under Housing Problems.

LEAD BASED PAINT

In 1990, following completion of a national survey to determine the extent of lead based paint hazards in residential dwellings, HUD submitted to Congress a report entitled "Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Housing." This was followed by establishment of the HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," which is available on the HUD website. Data and research included in the report to Congress is reproduced in Chapter 3 of the Guidelines and provides the basis for what is now a widely-accepted set of formulas that can be used to estimate the number of houses occupied by low-income families or moderate-income families that contain lead based paint hazards, an activity required as part of this Consolidated Plan.

NUMBER OF LMI-OCCUPIED HOUSING UNITS CONTAINING LBP HAZARDS

According to HUD, three-quarters of all pre-1980 housing units contain some lead based paint, with the likelihood, extent and concentration of lead based paint all increasing with the age of the unit. The older the housing unit, the higher the concentration of lead in residential paint. For housing built prior to 1950, it is almost certain that lead-based paint is present and potentially hazardous to the occupants' health. Children in particular are most susceptible to the adverse affects of lead, and households with lower levels of income are less able to undertake even moderate efforts to reduce risks, such as window replacements, thereby making children of lower income households not only more susceptible but more at risk.

Estimating the number of households potentially containing lead based paint hazards is fairly straightforward using the following data from HUD:

Figure 2.5
Estimated Percent of Houses with Lead-Based Paint
By Age of Structure

Construction Year	Percent with Lead Based Paint
1960-1979	62%
1940-1959	80%
Before 1940	90%

Source: HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 3, Table 3.2

Data on the number of housing units of particular ages is available from the American Community Survey (ACS), with the most recent data being for 2009. South Carolina has 2,084,361 units, including 43.4% or 906,086 which were built in 1979 or earlier.

Data on the number of households whose income levels are less than 80% of the area median income, qualifying them as very low, low and moderate income, is available from HUD as a special

tabulation of ACS data known as the Comprehensive Housing Affordability Strategy or CHAS data. 2009 CHAS data indicates a total of 4,897,765 households in South Carolina, of which 13.9% or 678,453 are very low, low or moderate income (LMI).

To estimate the number of LMI households occupying housing units with lead based paint hazards, the ACS and CHAS data has been combined with the HUD percentages for lead based paint hazards by structure age, as shown in the chart below.

Figure 2.6
Houses with Lead-Based Paint Hazards in South Carolina

Year Built	Presumed % with LBP Hazards [1]	Total Units [2]	# Units Presumed to have LBP Hazards
2000 and later	0%	398,911	--
1980–1999	0%	779,364	--
1960–1979	62%	553,586	343,223
1940–1959	80%	241,516	193,213
1939 or earlier	90%	110,984	99,886
Total housing units presumed LBP			636,322
Percentage of all households at or below 80% Area Median Income [3] ("LMI")			13.9%
Estimated number of housing units containing LBP & occupied by low and moderate income households			88,145

Sources:

(1) HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 3, Table 3.2

(2) 2009 American Community Survey

(3) 2009 HUD Comprehensive Housing Affordability Strategy (CHAS) Data

The analysis above indicates that 88,145 housing unit, or 4.2% of the housing units in the state in 2009 according to the ACS are LMI-occupied and presumed to have lead based paint hazards. This relatively low number is consistent with the fact that more than half the housing stock was built after 1980, as well as data provided by the Health and Demographics Section of SC Budget and Control Board Office of Research and Statistics. From 2005 to 2009, inpatient and emergency room discharges due to lead poisoning accounted for only 27 cases throughout the state. Similarly, according to the SC Department of Health and Environmental Control (DHEC) which operates the Childhood Lead Prevention Program for South Carolina, historically less than one percent of children screened are diagnosed as lead poisoned. Current data is not available, because DHEC has discontinued its prior tracking system and joined the Environmental Health Public Tracking System (EHPT) of the US Centers for Disease Control and Prevention. DHEC is currently working to streamline its own lead database so that it can provide required EHPT data and incorporate data from the Adult Blood Lead Epidemiology and Surveillance Program. Data is not expected to be available until late 2011. Availability of data, however, is guaranteed by South Carolina law, which requires physicians are required to report conditions, including suspected lead poisoning, on the DHEC List of Reportable Conditions to their local public health department, and laboratories are required to report all blood lead values in children under six years of age.

Figure 2.7
South Carolina Inpatient and Emergency Room Discharges
With a Lead Poisoning Diagnosis (ICD-9 984.X)
2005 - 2009

County	2005	2006	2007	2008	2009	Total
Abbeville		1				1
Aiken	1					1
Bamberg			1	1		2
Barnwell		1				1
Beaufort	1					1
Charleston	1	1	1	5	3	11
Colleton	1					1
Edgefield					1	1
Fairfield		1				1
Greenville	1					1
Horry			1			1
Jasper	1					1
Richland			1		1	2
Spartanburg	1					1
Sumter					1	1
Total SC	7	4	4	6	6	27

Source: SC Department of Budget and Control, Office of Research and Statistics, Health and Demographics Section

HOUSING DEVELOPMENT ACTIVITY

South Carolina's housing development pattern has remained fairly constant in the past five years. The 2006-2010 South Carolina Consolidated Plan for Housing and Community Development noted that the State's housing growth from 2002-2003 was largely occurring in the "quickly growing" urban centers and coastal regions. According to 2006-2008 ACS estimates, the Appalachian (500,313 units), Berkeley, Charleston, Dorchester (281,576 units) and Central Midlands (286,181 units) Council of Government (COGs) regions continue to have the largest concentrations of housing units (Figure 2.8). The current extrapolations by COGs regions for the period 2000-2008 show that this pattern of growth has continued in recent years. The highest net increases in housing units occurred in the Berkeley, Charleston, Dorchester, and Appalachian COGs. Charleston County in the Berkeley-Charleston-Dorchester COG region increased by 28,078 units from 2000-2008, while Greenville County in the Appalachian COG region increased by 23,345 units. The most significant change in recent years has been the level of growth in the Waccamaw COG region. Housing units increased by 30 percent from 2000-2008 in this COG region, led by Horry County which increased by 44,385 housing units.

Figure 2.8
Housing Development Activity
South Carolina Council of Governments (COGs) Regions, 2000-2008

COG Region	2000 Total Units	2008 Total Units*	2000-2008 Net Change*	2000-2008 % Change*
Appalachian	443,785	500,313	56,528	13%
Upper Savannah	92,363	96,104	3,741	4%
Catawba	118,748	143,731	24,983	21%
Central Midlands	247,959	286,181	38,222	15%
Lower Savannah	130,044	137,964	7,920	6%
Santee-Lynches	87,407	94,449	7,042	8%
Pee Dee	139,312	144,159	4,847	3%
Waccamaw	165,919	215,340	49,421	30%
Berkeley Charleston, Dorchester	232,985	281,576	48,591	21%
Lowcounty	95,148	117,522	22,374	24%
COGs Total	1,753,670	2,017,339	263,669	15%

Sources: 2000 U.S. Census; 2006-2008 American Community Survey

**2008 American Community Survey housing unit totals not available for counties under 25,000 in population. 2000 U.S. Census totals are used for these counties.*

An analysis of single and multifamily housing permits (privately owned) for 2009 indicates that the State of South Carolina's housing development trend has continued to be concentrated in the urban centers and coastal regions (Figure 2.9). The Central Midlands (3,184 permits), Berkeley-Charleston-Dorchester (2,946 permits) and Appalachian (2,699 permits) COGs showed the highest levels of new permit activity, while the Waccamaw (1,893 permits) and Catawba (1,868 permits) COGs have also shown significant increases in development activity in the past year.

Figure 2.9
New, Privately-Owned Single and Multi-family Housing Units by Building Permit
South Carolina Council of Government (COG) Regions, 2009

COG Region	Single-Family (1-4) Units	Multi-family (5+) Units	Total Units
Appalachian	2,647	52	2,699
Upper Savannah	260	40	300
Catawba	1,582	286	1,868
Central Midlands	2,333	851	3,184
Lower Savannah	714	96	810
Santee-Lynches	772	64	836
Pee Dee	436	40	476
Waccamaw	1,639	254	1,893
Berkeley Charleston-Dorchester	2,735	211	2,946
Lowcountry	502	18	520
COGs Total	13,620	1,912	15,532

Source: U.S. Census, Construction and Permits, 2009

HOME FORECLOSURE ACTIVITY

The national home foreclosure crisis and accompanying economic effects have affected most states. The initial rise in home foreclosures was the result of several factors, including the proliferation of the subprime lending market during the height of the building boom, speculative investment and predatory lending practices. The second wave of home foreclosures in many locations throughout the country came about because of the prolonged economic recession and accompanying rises in job loss and unemployment.

Foreclosure activity has forced many families and individuals from their homes and has increased the demand for rental units, whether apartments or rental homes. This idea was expressed often in the course of the focus group meetings conducted as part of the Plan preparation. There is no data source to determine the number of homes, foreclosed or other, that have become rental units.

Foreclosure activity in the State of South Carolina has remained fairly constant in the past six months (Figure 2.10). Foreclosure activity has been trending downward in the State.

Figure 2.10
Home Foreclosure Activity
State of South Carolina, March-August 2010

Month	Pre-Foreclosures	Auctions	REOs	Total Foreclosure Activity
March-10	1,719	792	1,288	3,799
April-10	1,520	654	971	3,145
May-10	1,826	953	1,285	4,064
June-10	1,407	183	1,189	2,779
July-10	1,536	802	1,450	3,788
August-10	1,574	554	1,261	3,389

Source: RealtyTrac, September 2010

The recent decline in housing prices and the increase in the number of foreclosures do not necessarily have a positive effect upon affordability. Though the decline in price might well be significant, the decrease does not typically eliminate the affordability gap, nor make the ownership and maintenance of the property any easier for a low-income household. Much of the State's foreclosure activity occurred in the coastal areas and some of the faster growing urban and suburban areas, where housing prices were beyond the affordable range in any event.

HOUSING DEMAND

A basic premise of all housing markets is there must exist a spectrum of housing choice and opportunity for local residents. This axiom establishes that housing choice and needs differ in most communities due to a variety of factors, including: employment mix, household income, population age, proximity of employment and preference. A spectrum of rental housing choice and opportunity

is particularly important as rental housing can accommodate an assortment of individual and household needs.

Local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that provide choices and opportunities for both current and future workers. The level of affordable housing demand is largely determined by job growth and retention. Employment growth will occur through the retention and expansion of existing firms and new economic growth resulting from start-ups, spin-offs, and relocations to the State of South Carolina. The affordability component of housing demand, however, is based on local wages and salaries that are then translated into household incomes. Therefore, the availability of an existing supply of various housing types and price levels must be maintained to address the housing demand of the variety of occupations that comprise the local industrial base.

Given the State's projected rate of growth, the demand for housing will continue to be strong over the coming five years, especially as the nation moves out of the current recession. Figure 2.11, below, provides population growth figures for the State and each of the counties over the period 2010 to 2015, and the resulting projected growth in households. The South Carolina Budget and Control Board expects South Carolina to increase by 231,150 persons, a 5.2 percent increase. The average household size in South Carolina is 2.5 persons and the average family size is slightly over three persons. Using three persons as the norm, this population increase results in the formation of 77,050 new households, and the need for over 77,000 housing units, over the five-year period. Much of this growth is expected along the coast, and in and around the existing urban centers. Four rural counties are expected to lose population, and growth in many of the other rural counties will be modest according to these projections. Figure 2.11 shows the projected growth over the period, the percent of change and the number of new households.

Figure 2.11
Population and New Households Projection, 2010-2015,
South Carolina

County	July 1, 2010 Projection	July 1, 2011 Projection	July 1, 2012 Projection	July 1, 2013 Projection	July 1, 2014 Projection	July 1, 2015 Projection	% Change	# new HH @ 3 per HH
Abbeville	26,990	27,150	27,320	27,490	27,660	27,840	3.1%	283
Aiken	160,020	161,980	163,940	165,900	167,870	169,820	6.1%	3,267
Allendale	11,050	11,070	11,100	11,130	11,160	11,180	1.2%	43
Anderson	183,860	185,530	187,190	188,850	190,520	192,190	4.5%	2,777
Bamberg	15,500	15,420	15,340	15,270	15,190	15,110	-2.5%	-130
Barnwell	24,340	24,550	24,750	24,950	25,150	25,350	4.1%	337
Beaufort	152,020	154,850	157,700	160,530	163,370	166,210	9.3%	4,730
Berkeley	162,370	164,480	166,600	168,710	170,820	172,940	6.5%	3,523
Calhoun	15,870	16,020	16,170	16,320	16,470	16,630	4.8%	253
Charleston	339,140	340,900	342,650	344,400	346,160	347,910	2.6%	2,923
Cherokee	56,890	57,500	58,100	58,720	59,330	59,930	5.3%	1,013
Chester	34,070	34,230	34,400	34,570	34,740	34,910	2.5%	280
Chesterfield	44,650	44,890	45,130	45,380	45,630	45,870	2.7%	407
Clarendon	34,720	34,990	35,260	35,520	35,790	36,060	3.9%	447
Colleton	41,280	41,610	41,950	42,280	42,610	42,940	4.0%	553
Darlington	68,670	68,940	69,200	69,470	69,750	70,010	2.0%	447
Dillon	31,040	31,050	31,060	31,090	31,100	31,110	0.2%	23
Dorchester	122,170	124,030	125,910	127,780	129,660	131,530	7.7%	3,120
Edgefield	27,440	27,820	28,210	28,590	28,980	29,360	7.0%	640
Fairfield	24,800	24,930	25,080	25,240	25,390	25,540	3.0%	247
Florence	135,550	136,420	137,300	138,190	139,070	139,940	3.2%	1,463
Georgetown	64,620	65,340	66,080	66,800	67,530	68,250	5.6%	1,210
Greenville	431,630	436,470	441,310	446,160	450,990	455,840	5.6%	8,070
Greenwood	70,540	71,060	71,560	72,080	72,590	73,100	3.6%	853
Hampton	22,190	22,370	22,530	22,710	22,870	23,050	3.9%	287
Horry	251,390	256,260	261,140	266,010	270,880	275,760	9.7%	8,123
Jasper	23,060	23,390	23,700	24,030	24,360	24,680	7.0%	540
Kershaw	60,140	60,880	61,610	62,340	63,060	63,800	6.1%	1,220
Lancaster	65,250	65,660	66,060	66,480	66,890	67,300	3.1%	683
Laurens	74,540	75,390	76,240	77,070	77,930	78,770	5.7%	1,410
Lee	21,110	21,200	21,300	21,390	21,490	21,580	2.2%	157
Lexington	254,920	258,860	262,790	266,740	270,670	274,610	7.7%	6,563
McCormick	10,700	10,810	10,940	11,040	11,170	11,280	5.4%	193
Marion	35,350	35,440	35,530	35,620	35,710	35,790	1.2%	147
Marlboro	27,390	27,260	27,130	27,010	26,880	26,750	-2.3%	-213
Newberry	38,510	38,760	39,010	39,270	39,520	39,770	3.3%	420
Oconee	74,060	74,950	75,850	76,750	77,650	78,540	6.0%	1,493
Orangeburg	94,740	95,250	95,770	96,280	96,790	97,300	2.7%	853
Pickens	121,290	122,830	124,370	125,920	127,450	129,000	6.4%	2,570
Richland	354,380	357,220	360,050	362,900	365,740	368,580	4.0%	4,733
Saluda	19,570	19,700	19,830	19,970	20,110	20,250	3.5%	227
Spartanburg	280,000	282,640	285,270	287,910	290,550	293,180	4.7%	4,393
Sumter	109,370	110,140	110,900	111,680	112,440	113,210	3.5%	1,280
Union	28,310	28,260	28,210	28,170	28,130	28,080	-0.8%	-77
Williamsburg	35,260	35,240	35,210	35,190	35,160	35,130	-0.4%	-43
York	205,980	209,160	212,350	215,530	218,730	221,910	7.7%	5,310
South Carolina	**4,486,740**	**4,532,900**	**4,579,100**	**4,625,430**	**4,671,710**	**4,717,890**	5.2%	77,050

HOUSING AFFORDABILITY

According to 2006-2008 ACS estimates, South Carolina's housing costs have increased significantly from 2000-2008, although sales activity and median sale prices varied among submarkets. With the exception of Hilton Head, other higher priced markets including Beaufort and Charleston had modest decreases in the median sales price of single-family homes, while most submarkets experienced significant decreases in the median sales price of condominiums. More recent data from the SC Association of Realtors indicates that condominium prices decreased in most markets, but many of the less expensive single family markets actually experienced small increases in housing prices.

Figure 2.12
Single-Family and Condo Median Sale Prices by Submarket and Statewide
August 2009 – August 2010

Submarket	Single Family Aug. 2009	Single Family Aug. 2010	% Change	Condo Aug. 2009	Condo Aug. 2010	% Change
Aiken	$150,000	$145,000	-3.3%	$99,950	$103,000	3.1%
Beaufort	$198,000	$190,000	-4.0%	$145,500	$84,950	-41.6%
Charleston	$192,500	$190,098	-1.2%	$151,000	$152,000	0.7%
Coastal Carolinas	$175,000	$169,900	-2.0%	$144,000	$131,025	9.0%
Greenville	$139,900	$140,000	0.1%	$120,000	$120,000	0.0%
Greenwood	$117,900	$120,000	1.8%	$89,900	$84,000	-6.6%
Hilton Head	$275,000	$279,500	1.6%	$230,000	$170,000	-27.0%
North Augusta	$136,950	$139,950	2.2%	$92,488	$87,950	-4.9%
Pee Dee	$116,950	$120,900	3.4%	$89,000	$89,900	1.0%
Southern Midlands	$87,400	$84,000	-3.9%	$66,500	$47,500	-28.6%
Sumter	$123,900	$128,384	3.6%	$112,900	$94,400	-16.4%
Western Upstate	$125,000	$125,000	0.0%	$105,000	$91,000	-13.3%
Statewide	$155,000	$155,000	0.0%	$136,000	$129,900	-4.5%

Source: South Carolina Association of Realtors, September, 2010

The current $155,000 (August, 2010) median sales price of an existing single-family home is used in calculating South Carolina's housing affordability levels (Figure 2.13). Affordability calculations based on area median income (AMI) show significant gaps in the extremely low (ELI), very low (VLI) and other low (OLI) household income categories.

As previously noted, housing affordability is defined as housing costs that do not exceed 30 percent of a household's monthly gross income. Given the current restrictive lending underwriting criteria that generally requires a minimum 20 percent down payment and FICO scores (credit scoring model) of 800 or greater, a conservative affordability computation was utilized that limits an affordable home purchase at a 3:1 median home value-to-median household income ratio. Debt ratios are not factored into the housing affordability calculations.

Figure 2.13
Single-Family Home Affordability in South Carolina, 2010

Household Income Category	Income Range	Affordable Home Purchase	Gap/Surplus
Extremely Low Income <30 percent of median	Less than $13,398	$40,194	$114,806
Very Low Income 30-50 percent of median	$13,399-$22,163	$40,197-$66,489	$114,803-$88,511
Other Low Income 50-80 percent of median	$22,164-$35,461	$66,492-$106,383	$88,508-$48,617

Source: U.S. Census, 2006-2008 American Community Survey

As previously noted, the percentage of South Carolina's extremely low (ELI) and very low (VLI) income renter households that are cost-burdened is substantial. A rent affordability analysis based on the current $676 median monthly gross rent estimate from the 2006-2008 ACS found significant rent affordability "gaps" at the extremely low and very low household income categories (Figure 2.14). However, rent affordability gaps also exist within the other low-income (OLI) household category as well. The percentages are particularly high for all renter households earning less than $20,000 annually. This constitutes 130,937 renter households or 26 percent of the State's total renter households.

Figure 2.14
Rent Affordability
State of South Carolina, 2010

Household Income Category	Income Range	Affordable Monthly Gross Rent	Gap/Surplus
Extremely Low Income	Less than $13,398	$335	$341
Very Low Income	$13,399-$22,163	$336-$554	$340-$122
Other Low Income	$22,164-$35,461	$555-$886	$121-$210

Source: U.S. Census, 2006-2008 American Community Survey

HOUSING PROBLEMS

COST-BURDENED

According to 2006-2008 ACS estimates, South Carolina's housing costs have increased significantly from 2000-2008. Currently, 29 percent of the State's households are now paying in excess of 30 percent of their incomes on housing costs (Figure 2.15). Owner and renter households earning less than $20,000 annually are particularly "cost-burdened." According to 2006-2008 ACS estimates, 64 percent of owner households (109,340 households) and 87 percent of renter households (130,937 households) earning less than $20,000 are cost-burdened.

Figure 2.15
Housing Costs as Percentage of Household Income
State of South Carolina, 2008

	Total Households	Owner-Occupied Households	Renter-Occupied Households
TOTAL	**1,686,571**	**1,185,421**	**501,150**
Less than $20,000:	**320,421**	**169,803**	**150,618**
Less than 20 percent	36,995	31,463	5,532
20 to 29 percent	43,149	29,000	14,149
30 percent or more	240,277	109,340	130,937
Percent cost-burdened	75%	64%	87%
$20,000 to $34,999:	**294,190**	**189,248**	**104,942**
Less than 20 percent	91,055	78,419	12,636
20 to 29 percent	73,237	35,599	37,638
30 percent or more	128,898	75,230	54,668
Percent cost-burdened	44%	40%	52%
$35,000 to $49,999	**250,646**	**176,272**	**74,374**
Less than 20 percent	110,322	82,106	28,216
20 to 29 percent	79,872	44,911	34,961
30 percent or more	60,452	49,255	11,197
Percent cost-burdened	24%	28%	15%
$50,000 to $74,999	**307,561**	**246,535**	**61,026**
Less than 20 percent	178,445	137,374	41,071
20 to 29 percent	89,035	72,500	16,535
30 percent or more	40,031	36,611	3,420
Percent cost-burdened	13%	15%	6%
$75,000 or more	**435,262**	**394,102**	**41,160**
Less than 20 percent	335,327	298,923	36,404
20 to 29 percent	75,927	72,222	3,705
30 percent or more	24,008	22,957	1,051
Percent cost-burdened	6%	6%	3%

Source: U.S. Census, 2006-2008 American Community Survey

According to 2006-2008 ACS estimates, the State's median monthly housing cost with a mortgage increased from $894 to $1,142 (27.7 percent) from 2000-2008. This increase in owner monthly housing costs has contributed to the increased level of cost-burdened owner households with a mortgage. According to 2006-2008 ACS estimates, 31 percent (238,791 units) of the State's owner households with a mortgage are cost-burdened and 12 percent (91,431 units) "severely" cost-burdened (Figure 2.16).

Figure 2.16
Change in Mortgage Monthly Owner Costs as a Percentage of Household Income
South Carolina, 2000-2008

	2000	2008	Net Change	% Change
Total	523,848	762,847	237,806	45.3%
Less than 10.0 percent	43,728	47,145	7,151	16.3%
10.0 to 14.9 percent	96,032	119,541	24,826	25.8%
15.0 to 19.9 percent	112,660	145,900	35,547	28.8%
20.0 to 24.9 percent	85,630	122,310	34,190	39.9%
25.0 to 29.9 percent	55,186	85,406	31,091	56.3%
30.0 to 34.9 percent	34,257	59,503	24,391	71.2%
35.0 to 39.9 percent	21,511	39,788	16,137	75.0%
40.0 to 49.9 percent	24,845	48,069	20,873	84.0%
50.0 percent or more	46,447	91,431	46,944	101.0%

Sources: 2000 U.S. Census; 2006-2008 American Community Survey

The increase in housing costs in the State has also affected renter-occupied housing units. According to 2006-2008 ACS estimates, the State's median monthly gross rent increased from $510 in 2000 to $676 in 2008 (33 percent increase). As a result, 40 percent (201,273 units) of the State's renter-occupied households are cost-burdened and 20 percent (100,190 units) "severely" cost-burdened (Figure 2.17).

Figure 2.17
Change in Gross Rent as a Percentage of Household Income
State of South Carolina, 2008

	2000	2008	Net Change	% Change
Total	421,146	501,150	80,004	19%
Less than 10.0 percent	29,690	20,657	9,033	30%
10.0 to 14.9 percent	50,630	43,431	7,199	14%
15.0 to 19.9 percent	59,832	59,771	61	0%
20.0 to 24.9 percent	50,027	55,713	5,686	11%
25.0 to 29.9 percent	37,688	51,275	13,587	36%
30.0 to 34.9 percent	27,365	37,252	9,887	36%
35.0 to 39.9 percent	19,178	28,316	9,138	48%
40.0 to 49.9 percent	26,340	35,515	9,175	35%
50.0 percent or more	67,360	100,190	32,830	49%

Sources: 2000 U.S. Census, 2006-2008 American Community Survey

SUBSTANDARD CONDITIONS

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units that are: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) overcrowding defined as 1.51 or more occupants per room. The U.S. Census defines "complete plumbing facilities" to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

According to 2006-2008 ACS estimates, 2 percent (39,340 units) of South Carolina's occupied housing units are considered "substandard" (Figure 2.18). The State's total substandard housing units are split between owner (51 percent) and renter (49 percent) occupied units.

Figure 2.18
Total Substandard Occupied Housing Units
State of South Carolina, 2008

Substandard Condition	# of Units
Lacking complete plumbing facilities	8,248
Lacking complete kitchen facilities	9,391
1.51 or more occupants per room	8,776
Total substandard housing	26,415
Occupied housing units	1,686,571

Source: U.S. Census, 2006-2008 American Community Survey

OVERCROWDING

An analysis of the CHAS data reveals that overcrowding is not a significant problem in South Carolina. According to this data, there are 678,460 low-income households in the State, with 309,674 renter and 368,756 owner households. Of these, only 5,707 owner households, 1.5 percent of low-income owner households report any degree of overcrowding. Among all low-income renter households, 10,652 (3.4%) reported overcrowded conditions, and 1,582 (0.05%) reported severe overcrowding.

Overcrowding appears most often in the urban counties, though Dillon, Colleton, Lexington and Union Counties have the highest reports of overcrowding.

HOUSING NEEDS

Based upon the projections developed by the South Carolina Budget and Control Board, described above under Housing Demand, the State can anticipate a continued need for additional housing over the next five years. Growth is anticipated to concentrate in the coastal and urban areas, but an estimated 77,050 additional housing units will be needed over the coming five years. Over 10,000 of these units will be needed for extremely low-income households based upon current percentages of persons in this category.

Housing demand is largely driven by several key factor conditions including growth and shifts in population, household income, and employment patterns. Affordable housing demand is determined by calculating current household income by household income category in relation to current

housing costs. Disparities between household income and housing costs can create "affordability gaps" in homebuyer and renter demand along with increasing levels of cost-burdened households.

The foregoing analysis of housing needs and the housing market in South Carolina has indicated that income has not kept pace with the rise in housing costs in the State of South Carolina. From 2000-2008, the State's median household income increased by 20 percent, while the median price of a single-family home and the median gross rent increased by 63 percent and 33 percent, respectively. The disproportionate rise in housing costs has created homebuyer and renter affordability issues and increased levels of cost-burdened households. From 2000-2008, cost-burdened owner-occupied households increased by 85 percent and "severely" cost-burdened owner households by 101 percent. Likewise, cost-burdened renter households increased by 46 percent and severely cost-burdened renter households by 49 percent. The rise in housing costs has influenced housing affordability, particularly for extremely low income (ELI) and very low-income (VLI) households. As noted above, substantial housing affordability gaps exist for homebuyers and renters in the ELI and VLI household income categories.

PROJECTED HOUSING NEEDS 2011-2015

Based on an analysis of current demographic data, trends in South Carolina and the condition of the state's housing market, the state has developed a projection of housing needs for the Consolidated Planning period.

Figure 2.19 below presents South Carolina's housing needs by income and tenure category, as well as for the special housing needs categories of elderly persons, small families and large families. (Needs for persons with HIV/AIDS and their families, victims of domestic violence, and persons with disabilities are discussed in *Part VI, Special Needs*.) Figure 2.19 also corresponds to the required HUD Table 1 – Housing Needs and the data is based on the following:

- The distribution between income categories and all household types is based on 2009 Comprehensive Housing Affordability Strategy (CHAS) data provided by the US Department of Housing and Urban Development (HUD).
- Housing problems for owner, renter and elderly household types is based on the 2009 CHAS data. Housing problems for small and large households is also based on data provided by HUD, but HUD provides this data only based on the 2000 CHAS.
- Cost burden for owners and renters is based on the 2009 CHAS data. Cost burden for small, large and elderly households is based on data provided by HUD based on the 2000 CHAS.

Following is a summary of housing needs by income category.

Figure 2.19
Required HUD Table 1 - Housing Needs

Household Type	Elderly Renter	Small Renter	Large Renter	Other Renter	Total Renter	Owner	Total
0 –30% of MFI	23,033	42,917	9,381	43,306	118,696	86,118	204,755
% Any housing problem	59.4	71.5	84.5	67.2	70.0	73.8	71.6
% Cost burden > 30	55.6	68.3	70.3	65.7	34.2	28.3	31.8
% Cost Burden > 50	37.8	52.7	50.8	55.5	57.6	54.3	56.2
31 - 50% of MFI	18,062	36,173	7,637	25,082	86,954	110,795	197,749
% Any housing problem	55.3	58.3	72.4	72.1	70.9	52.7	60.7
% Cost burden > 30	47.5	54.4	44.1	70.9	44.1	25.8	33.9
% Cost Burden > 50	17.6	13.3	6.7	24.9	24.7	25.3	25.1
51 - 80% of MFI	12,758	45,198	10,015	36,149	104,120	171,844	275,964
% Any housing problem	40.4	25.8	47.7	35.6	38.7	38.3	38.4
% Cost burden > 30	30.6	21.0	11.2	33.3	31.9	26.3	28.4
% Cost Burden > 50	8.2	1.5	0.8	3.0	3.6	10.4	7.8

Source: HUD 2009 CHAS Data and HUD 2000 CHAS Data

Figure 2.20
Summary of South Carolina Households by Income Category
(Median SC Household Income = $44,326)

Household Income Category	Estimated Number of Households	Estimated % of Total Households
Extremely Low Income <30 percent of median (<$13,398)	233,206	14%
Very Low Income 30-50 percent of median ($13,399-$22,163)	184,064	11%
Other Low Income 51-80 percent of median ($22,164-$35,461)	273,341	16%
Total Low Income Households 0-80 percent of median ($0-$35,461)	690,611	41%
Total South Carolina Households	1,686,571	100%

Source: U.S. Census, 2006-2008 American Community Survey

In projecting housing needs into the future, the distribution among income categories and between household types is not assumed to change significantly over the Consolidated Plan period. Overall housing needs for owners and renters, however, are expected to change over the period commensurate with anticipated population growth described in Housing Demand.

HOUSING NEEDS BY TENURE AND INCOME

Housing needs by tenure refers to the needs by homeowners and renters, by HUD income category, defined as extremely low (0-30% of AMI), low (30-50% AMI), moderate (50-80% AMI) and middle income (80-120% AMI) families. For the purposes of this Consolidated Plan, the first three groups, with incomes ranging from 0 to 80% AMI, are considered to be "low to moderate income" (LMI).

LOW INCOME HOUSEHOLDS

Assuming that these percentages of low-income households remain constant over the coming five-years, South Carolina will require 31,590 housing units for low-income households. Almost 10,800 of these will be for extremely low-income households, and it is reasonable to assume that these would be rental units. Low-income households in the 51 to 80 percent of AMI group will require an additional 12,328 units in a mix of rental and affordable ownership units.

EXTREMELY LOW INCOME HOUSEHOLDS

Extremely low-income (ELI) households (<30 percent of median household income) comprise 233,206 households or 14 percent of the State's total households. The ELI household category is comprised of both owner and renter households. This income group has limited options in the current homebuyer and renter markets. Households earning less than $13,398 annually have "affordability gaps" of $114,806 and greater for home purchase based on the current median single-family home price and $340 and greater based on the current gross monthly median rent. ELI renter households without public subsidy are generally cost-burdened.

VERY LOW INCOME HOUSEHOLDS

Very low-income (VLI) households (30-50 percent of median household income) comprise 184,064 households or 11 percent of the State's total households. The VLI household category is comprised of both owners and renters, but represents an increasingly larger share of owners than the ELI household category. Households earning $13,399-$22,163 annually have "affordability gaps" of $114,803-$88,511 for home purchase based on the current median single-family home price and $340-$122 based on the current monthly gross median rent. ELI renter households without public subsidy are generally cost-burdened.

OTHER LOW INCOME HOUSEHOLDS

Other low-income (OLI) households (51-80 percent of median household income) comprise 273,341 households or 16 percent of the State's total households. The OLI household income group is comprised of a much larger share of owners than the VLI and Eli household categories. Households earning $22,164-$35,461 annually have "affordability gaps" of $88,508-$48,617 for home purchase based on the current median single-family home price and $121 and less based on the current monthly gross median rent. ELI renter households earning less than $25,000 annually and without public subsidy are generally cost-burdened.

DISPROPORTIONATE HOUSING NEEDS

Within the above income and other need categories, it is also important to identify any particular race or ethnic categories which demonstrate disproportionately high needs. HUD defines disproportionate need as existing when "the percentage of persons in a category of need who are members of a particular race or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole."

An analysis of the CHAS data recently made available by HUD reveals that African American households are disproportionately more likely to have housing problems. The CHAS data shows that there are 1,632,515 owner and renter households at all income levels in the state. Of these, 428,576 or 26.3 percent, are African American households. Thirty-six and one half percent of African American owner and renter households at all income levels reported some type of housing problem according to this data set. This figure is slightly above the ten percent figure stated in the definition of disproportionate need. However, there are 372,750 low-income households in the state and 155,070 low-income African American households, or 41.3 percent of African American households, reported housing problems, a figure well above their percentage of the population as a whole. No other racial or ethnic group evidences a disproportionate need.

BARRIERS TO AFFORDABLE HOUSING

This section describes the factors, including governmental policies and actions, that may constrain the construction or improvement of affordable housing. These factors include market conditions, poor credit issues, the availability and price of land, construction costs, the availability and cost of financing, and the regulations governing development and construction. The private sector provides housing through the development and construction of housing in a range of types, sizes, and costs, seeking to meet the local or area market demand. The public sector seeks to provide housing through a range of programs that are intended to assist developers in producing housing, both rental and for purchase, that is affordable to persons and households in lower income ranges. At the same time, the public sector affects the housing market through policies such as zoning, building codes, provision of infrastructure, development regulations, and development fees and exactions.

Other issues that affect the affordability of housing include costs such as water and sewer service, road construction and maintenance, property taxes, insurance, the availability of transportation and a lack of knowledge of laws and contracts on the part of homeowners and renters.

Affordable housing demand is determined by calculating current household income by household income category in relation to current housing costs. Disparities between household income and housing costs can create "affordability gaps" in homebuyer and renter demand along with increasing levels of cost-burdened households.

The following are barriers to affordable housing in South Carolina:

- Local Government Zoning and Land Use Policy - Units of local government regulate the use of land in South Carolina. Each local government zoning policy and practice has a significant effect on the availability and development of affordable housing including lot sizes and setbacks.
- Administration and processing - Timing is an important issue in the development of affordable housing. Securing permits (building, environmental, etc.), multiple layers of reviews, and lengthy approval processes all can increase housing costs.
- Local Code Enforcement - Unified building codes or local codes are a significant factor in the quality and quantity of housing stock available.
- Local land development and site planning costs - Since there is no state-wide subdivision and site plan standard, policies are the responsibility of the local government including standards for streets, sidewalks, drainage, parking, water and sewer requirements and fees, landscape and other costs.
- Infrastructure - Before housing can be constructed, basic infrastructure must be in place. The land must have road access, sanitary water supply, and wastewater treatment. Infrastructure costs can be significant and may prohibit some production of affordable housing units.
- Lack of Resources – The State lacks adequate federal, state, local or private resources to address all housing needs. Greater resources are required to assist low and very low income households and to address housing, particularly in rural markets.

Additional, non-policy barriers include NIMBY, or "not in my backyard," market conditions and availability of financing.

Strategies and actions related to affordable housing must address each of the barriers, as well as changing conditions. Strategies and actions, as outlined in the State's Analysis of Impediments to Fair Housing Choice (AI) include: using CDBG funding to encourage the development of infrastructure to support affordable housing; using HOME and other State Housing Authority funds to lower homeownership and rental costs; and using all available funds to encourage development and expand the supply of affordable housing. Additional strategies are discussed below. The state will continue to identify barriers, as part of the development of the Analysis of Impediments and related strategies and actions.

NIMBY

NIMBY is based on misconceptions regarding what types of housing are affordable, how affordable housing looks and is typically maintained, what types of people fall into low-to-moderate vs. low and extremely low income categories and typically occupy affordable housing, and how the existence of affordable housing will impact a neighborhood. Residents often oppose the development of affordable housing for fear that it will lower property values, increase crime, and introduce other negative elements into their neighborhoods. These fears persist, despite attempts by affordable housing, smart growth and planning organizations throughout the state to promote income diversity within neighborhoods, the importance of an adequate supply of "workforce housing" to community

sustainability and economic development, and the positive face of affordable housing. The result is that NIMBY is another barrier to fair housing, and one which tends to limit affordable housing opportunities to certain parts of a community.

MARKET CONDITIONS AND FINANCING

Economic conditions and housing market conditions are undergoing tremendous change. The unemployment rate in South Carolina continues to rank among the highest in the nation, and although the pace of foreclosures has begun to slow nationally as well as regionally in South Carolina, the overall number of properties undergoing or at risk of foreclosure remains high. According to the Bureau of Labor Statistics, the state's 10.7% unemployment as of October 2010 ranked sixth highest in the nation. This is a slight improvement since January 2010, when the state unemployment rate was 12.6% and the fourth highest in the nation. In terms of foreclosures, the Kaiser Family Foundation ranks South Carolina 22nd in the nation, with a foreclosure rate as of January 2010 of 1 in every 663 housing units. South Carolina is faring somewhat better the nation on average, since the national average of 1 in 406 units is heavily influenced by extremely high rates of foreclosure in the top states. Other South Carolina measures are provided by the Center for Responsible Lending, which reports the most recent annual increase in new foreclosures starts at 26%, an increase in foreclosure starts since 2006 of 92%, and projected foreclosures for 2009-2012 of 98,732. All of this translates into lost home equity, increased demand for affordable rental housing and a persistent need for tools to help existing homeowners maintain or regain affordable housing.

ZONING AND LAND USE POLICY

Zoning and land use policy can affect the development of affordable housing in many ways. In 1997, when the state first examined barriers to affordable housing and impediments to fair housing choice, zoning did not existing in many rural areas. In many other communities, planning and zoning functions were in place but were focused on more traditional land use issues. Currently, zoning is more widespread and most larger communities have planning and zoning functions. A number of communities even report that they have examined their existing land use policies to identify barriers to fair and affordable housing. The 2008 fair housing survey sought to determine how many local governments are examining their building, zoning and/or permitting requirements to eliminate those that restrict affordable housing and affordable housing development. 58% indicated this action, perhaps indicating that approximately half of the participants in the survey have developed zoning ordinances and are subject to the provisions of the South Carolina Priority Investment Act.

However, numerous respondents to the 2008 survey also cited zoning issues as barriers affecting affordable housing development. Specifically:

- 52%, or more than half of all respondents, reported that zoning laws or regulations restrict or limit manufactured housing, rental unit locations and supportive group housing in their communities.
- 63% responded that scattered sites are not available for subsidized housing, indicating a geographical segregation of subsidized housing in certain areas, although the survey results

were not adequate to identify the cause and whether zoning and land use policies made an impact.

Although the power to regulate zoning and land use policy in South Carolina continues to lie at the local level, giving local zoning boards fairly broad discretion, there have been developments in state level legislation. Beginning in 1994, the South Carolina Local Government Comprehensive Planning and Enabling Act was passed, mandating that all communities that had planning capacity at the time comply with the new requirements of the Act, including adherence to an established set of seven elements that local comprehensive plans were to address. The Planning Act did not require local governments to undertake comprehensive planning, but it did represent a step toward state level legislation aimed at ensuring better planning and zoning around the state.

In 2007, the legislature passed the South Carolina Priority Investment Act, which amended the Planning Act of 1994 to require a more coordinated approach to growth, prioritization of public projects, protection of environmental and other resources, and careful planning and cooperation between adjacent local governments and entities with overlapping jurisdictions. The Priority Investment Act did not broaden the state level mandates of the 1994 Planning Act to require communities without zoning to develop comprehensive plans, but it did add substantially to the existing state level mandates for local governments *with* zoning. The 2007 Act also contains a strong housing component and requires local governments with existing comprehensive plans to substantively revisit and update them.

Specifically, the Priority Investment Act added two new components to the planning process that must be followed by all county and municipal governments that develop zoning ordinances.

- A new transportation element requires local governments to consider all transportation facilities, including all roads, transit projects, pedestrian and bicycle projects, as part of a comprehensive transportation network.
- A new priority investment element requires local governments to analyze available public funding for public infrastructure and facilities over the next ten years and to recommend projects for expenditures of those funds for needed public infrastructure. This element will require more prioritized planning for infrastructure and facilities such as water, sewer, roads and schools, and it will require coordination between governments, governmental entities and utilities that are affected by or have any planning authority over the public project. Entities that a local government may be required to consult with include county and municipal governments, public service districts, public and private utilities, transportation agencies, etc.

More specifically relevant to the lack of zoning in some rural areas and lack of innovative zoning as an impediment to fair and affordable housing, the Priority Investment Act also created new zoning tools. To this end, the Act made the following changes:

- Amended laws governing local planning commissions, requiring them to re-evaluate the housing element of their comprehensive plans to:
    - Identify administrative barriers, in particular nonessential housing regulatory requirements that add to the cost of developing affordable housing but are not necessary to protect the public health, safety or welfare, and
    - Analyze restrictive zoning and review and consider addressing this barrier through market-based incentives such as density bonuses, design flexibility and streamlined permitting that would encourage development of affordable housing development.
- Amended regulations governing local zoning districts to allow market-based incentives and elimination of nonessential housing regulations.

A guide for implementing the Priority Investment Act was developed by the South Carolina Chapter of the American Planning Association in collaboration with the South Carolina Association of Counties, the Municipal Association of South Carolina, and the South Carolina Coastal Conservation League and published in October 2008. As the county and municipal organizations, and the local planning chapters, continue to emphasize the Priority Investment Act, and as funding becomes tight and budgets are being stretched, prioritized planning is becoming a higher priority and more local governments are initiating or expanding their planning efforts.

A less obvious factor related to zoning is the lack of zoning and county land use plans, traditional lack of understanding of state and local land use policies and failure to engage local residents in the planning process in the state's predominantly African American communities. In its 2003 *African American Statewide Strategic Plan,* the Commission on Minority Affairs established several goals to address this, which generally correspond to the lack of zoning as an impediment to fair housing. A key goal is encouraging development of County Comprehensive Plans and actively engaging African Americans in these county processes.

ADMINISTRATION AND PROCESSING

In addition to the development and enforcement of zoning and land use policy, local governments are also responsible for issuing approvals and permits required as part of the affordable housing development process. Inherent in these processes are often subtle barriers arising from the time and cost associated with the administrative procedures and processing time associated with these activities, including:

- Delays in the amount of time to process development applications; and
- Charging excessive fees for development permits.

PROCESSING PROCEDURES

Another constraint on housing development may be the amount of time required to review a given project. The time needed to complete the project review process is in conformance with state law requirements. The processing time limits vary depending on project complexity. A typical

development application that does not involve long statutory public review takes between two and four months from the date of submittal to process. Final approval, including map recordation and issuance of building permits, is dependent on work volume and the developer's response time.

EXACTIONS AND FEES

Developers are required to make on/off-site improvements only to offset the impacts of development on the existing systems. These improvements include sewer and water lines, street dedications and safety services. In addition to the review fees, there are fees to offset the impact of development on the infrastructure in some areas. These fees are collected at the building permit stage for a host of services such as road improvements, drainage facilities, schools, fire facilities, etc. They may have an impact on the cost of development but are considered necessary to maintain the quality of life within the community.

LOCAL BUILDING CODES

Building Regulations are essential to protect the health and safety of citizens and the general welfare of the community. Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical divisions, with the purpose being to protect the public from unsafe buildings and unsafe conditions associated with construction. While building codes have positive contributions, they can contribute to increased construction costs.

During the 1997 Legislative Session, a uniform building code was passed into law which requires all jurisdictions to use the Southern Building Code and to provide building inspection services. South Carolina worked toward this end for many years, and the result is standards which will help ensure quality specifications are met in new construction and rehabilitation. In many communities, however, older existing buildings reflect a substantially lower quality than new properties constructed to current code, and enforcement of codes remains a challenge for many communities.

DEVELOPMENT AND INFRASTRUCTURE COSTS

Site development and land development can represent major areas of cost in the production of housing, particularly in high growth areas of the state. As with zoning, issues related to land development and site planning are largely left to the discretion of the local government. South Carolina currently has no statewide subdivision and site plan standards. This allows localities to promulgate their own standards for such items as width of streets, curb and gutter requirements, sidewalk standards, landscaping standards, parking standards, right of way widths, water supply and service requirements.

Development costs, including both land and infrastructure, also limit the development of affordable housing. Scarcity of vacant land was cited as a barrier to development by 63% of respondents to the state's 2008 fair housing survey. Where land is scarce, costs increase and these higher costs are passed onto homeowners and renters in the form of higher purchase and rental costs. Also, when land is available outside towns and away from economic hubs and job centers, the cost may be lower but an alternate cost is passed onto homeowners and renters: transportation costs. Affordable public

transportation is typically unavailable in many rural parts of the state, and the cost of commuting added to purchase and rental costs makes housing even more unaffordable for many lower income residents of the state. Development of rural transportation and affordable "transit-oriented" housing, or housing located close to transportation hubs, is therefore an emerging priority for many communities, as well as for HUD.

Lack of public infrastructure to support new affordable housing development was cited as a barrier to housing development by 54% of the respondents to the state's 2008 survey. Basic infrastructure must also be in place in order for the land to be used for housing. Among the necessary requirements are roads and transportation making the site accessible, a sanitary water supply and wastewater treatment facilities with sufficient available capacities. If not available, the cost of providing infrastructure will increase the cost to develop the housing and the ultimate cost to homeowners and renters, often making it unaffordable. Absence of infrastructure can, as a result, inhibit the production of affordable housing units. The responsibility for determination of infrastructure levels for housing development is given to local governments. Jurisdictions will sometimes increase infrastructure requirements in fear that multi-family dwellings and other intensive uses will add to traffic congestion and place unreasonable demands on their systems. In South Carolina, time can have a significant impact on development costs which ultimately affects housing affordability. Duplicative permits, multiple layers of reviews, and lengthy approval process all can add to housing costs. These delays increase the property taxes, construction loan interest, and force the developer to seek higher profit margins to compensate for the added project risk.

Development in the rural areas of the State requires infrastructure, either on-site or tying into services provided by nearby cities. This necessity increases the cost of development either way. Developers consider these costs in assessing a project, and build these costs into the price of the unit, often making the units unaffordable to lower income households. Though a number of more intense development or redevelopment projects have been undertaken across the State, market demand historically has tended to favor less intense, suburban development with the consequent higher prices for development.

The costs of land in the areas of greatest development around the State have increased steadily over the past decade. At the same time, development and construction costs have increased, due to both increases in labor costs and increased regulatory requirements, as noted above. Despite a decline in the price of construction materials during the recession, it appears that material costs have begun to increase in the summer of 2010. Many persons in low and moderate income jobs find that increases in their income cannot keep up with the increase in housing cost. This applies to homeowner units as well as rental units; increased costs in the latter result in rents that are often beyond their ability to afford.

TRANSPORTATION

Transportation and access to jobs and services is increasingly being recognized as an important aspect of housing affordability. The Center for Neighborhood Technology developed, and recently

updated, the *Housing + Transportation Affordability Index*. This tool assesses the actual cost of living in an area in light of both housing and transportation costs. An analysis of many locations in South Carolina reveals that including transportation costs results in households in fact having a cost burden.

Residents in the rural areas of the State must have an automobile (often two vehicles), or find some other means to get to work or to obtain services and shopping. Rural transportation services are limited in their scope and hours of service, if available at all. Many transportation services are facing both rising costs and cuts in funding, which is often crucial to maintaining service.

LACK OF FEDERAL AND STATE RESOURCES

The most important impediment revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor in making housing difficult to obtain for low-income households. For many low- and moderate-income households, affordable housing is only available through assistance from programs such as Section 8 rental programs and subsidized public housing programs. Many of these programs are threatened with reductions, and the Section 8 program funding is expected to decrease in the near future.

Homeownership programs not only provide loans and grants to prospective buyers, but provide developers with tax credits and other means to reduce costs and make units more affordable. These programs, too, are under constant scrutiny and possible reduction.

It should also be noted that the supply of affordable housing units will diminish as they deteriorate or transition out of the affordable housing program, if new units are not created.

The recent decline in housing prices has made homes more affordable to some extent, but as noted in the Housing Needs and Housing Market Analyses, housing prices and rents are still high for most low-income households. When the market rebounds, as most economists predict, housing prices and rents will continue to rise in the face of steady demand.

FAIR HOUSING

In South Carolina, housing market conditions and needs have been changing, first as housing costs soared and became “out of reach” for many lower income residents of the state, making the absence of affordable housing a primary obstacle to fair housing choice. Predatory lending activity also proliferated, requiring an update to the state’s Analysis of Impediments (AI), which included the identification of actions to address them. Most recently, predatory lending contributed to a nationwide subprime mortgage crisis felt in all South Carolina markets. There have been, overall, substantial changes in housing market conditions, stemming from foreclosures as well as economic and employment changes. This has necessitated further updates to the state’s AI. In addition to the update completed in March 2009, the state is conducting additional research and developing a new study of statewide housing issues and impediments to fair housing choice. Research is ongoing, should be complete before the end of the 2010 Program Year, and will result in a new AI.

During the prior Consolidated Plan period, the state consistently focused on fair housing issues and focused efforts on mitigating impediments to fair housing choice through education, outreach, making affordable housing more readily available and addressing capacity. In 2008, the state conducted a fair housing survey, and in 2009, used information obtained from the survey and other available data to update the state's AI. Results of the survey were also used to establish strategies and actions to be undertaken to address impediments. Recognizing the importance of ensuring equal opportunity in housing for all citizens of South Carolina, and the persistence of impediments to fair housing identified in the state's current AI, funds were also made available to assist units of local government and regional councils of government with research necessary to identify impediments to fair housing on a local, regional or statewide basis, and to develop specific strategies and actions to mitigate or eliminate impediments in communities throughout the state. As they are completed, these local analyses will provide additional data and resources on specific local conditions and progress towards mitigating impediments to fair housing choice in the state.

Impediments to fair housing choice in South Carolina are outlined below, followed by an evaluation of the effectiveness of actions taken which is based on fair housing surveys and research conducted in recent years. Many of the impediments have been previously identified and are being re-examined and evaluated in the development of the new AI. In particular, questions related to fair housing were included in the Community Survey conducted during the development of the Consolidated Plan, and participants of the regional forums were also asked to consider and prioritize impediments to fair housing. Survey responses and the input received by forum participants is being tabulated and evaluated, in conjunction with other research needed to fully evaluate impediments that have been identified in prior analyses and updates, analyze the impact of current conditions and actions thus far to mitigate these impediments, identify any new impediments that may have arisen since the last 2009 update to the AI, and develop strategies and actions for the future.

PUBLIC AWARENESS

Despite ongoing efforts of the SC Human Affairs Commission (HAC), the SC Department of Consumer Affairs (DCA), the SC State Housing Finance Development Authority (SHFDA), and CDBG, there still exists a gap in public awareness regarding fair housing laws and the right to fair housing choice that these laws extend to protected classes. Each year, SHFDA partners with HAC and/or DCA and HUD to help educate the public regarding fair housing and consumer protection related to housing. CDBG also provides guidance to its grant recipients regarding fair housing requirements and requires each local government funded by CDBG to affirmatively further fair housing. Consistently, local governments undertake public awareness related actions, which range from public service announcements to fair housing fairs and round table panels involving realtors, lenders and the public. Many residents of the state have, as a result, received information about fair housing requirements, fair housing laws and options available to those who feel they have been discriminated against. Despite these actions, there still is not an adequate understanding of the Fair Housing Act and other fair housing laws that guarantee fair access and equal opportunity in housing, including Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis of race,

color and national origin, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act which prohibit discrimination on the basis of disability, and Section 109 of Title I of the Housing and Community Development Act of 1974. In particular, according to the results of the prior fair housing survey:

- 38% of respondents indicated that the general public is still not aware of the requirements of the Fair Housing Act, and 40% indicated a lack of understanding of the role of the SCHAC in investigating fair housing complaints and enforcing fair housing laws.
- Even more respondents, or 48%, indicated that property owners are not aware of the standards and housing accessibility requirements required by the Americans with Disabilities Act. This last statistic indicates that, within the survey group, almost half of the respondents think that the accessibility requirements of the ADA are not known, and this dovetails with data from the HUD Office of Fair Housing and Equal Opportunity (FHEO) which indicates that disability is the second most commonly cited basis for housing discrimination in South Carolina. Consistently, since 2006, disability has been the basis for between 27% and 40% of all fair housing complaints investigated in this state.

Another indicator that the right to fair housing choice is not adequately known is the volume of fair housing complaints, including those related to race and disability, which continue to be received and investigated by HUD each year. Nationally, approximately 10,000 cases were filed with HUD's Office of Fair Housing and Equal Opportunity each year between 2006 to 2009. In the six Southeast states (Alabama, Florida, Georgia, North Carolina, South Carolina and Virginia), cases filed have consistently been about 1,400 per year, with an uptick in 2008 but otherwise no significant change since 2006. Excluding Florida, where the majority of Southeast state cases are filed, the annual number is much lower and shows a slight downward trend more consistent with the nation. Nationally, there has been a slight decline in the total number of cases filed, from 10,587 in 2006 to 10,108 in 2009.

Figure 2.21

Fair Housing Cases Filed 2006-2009

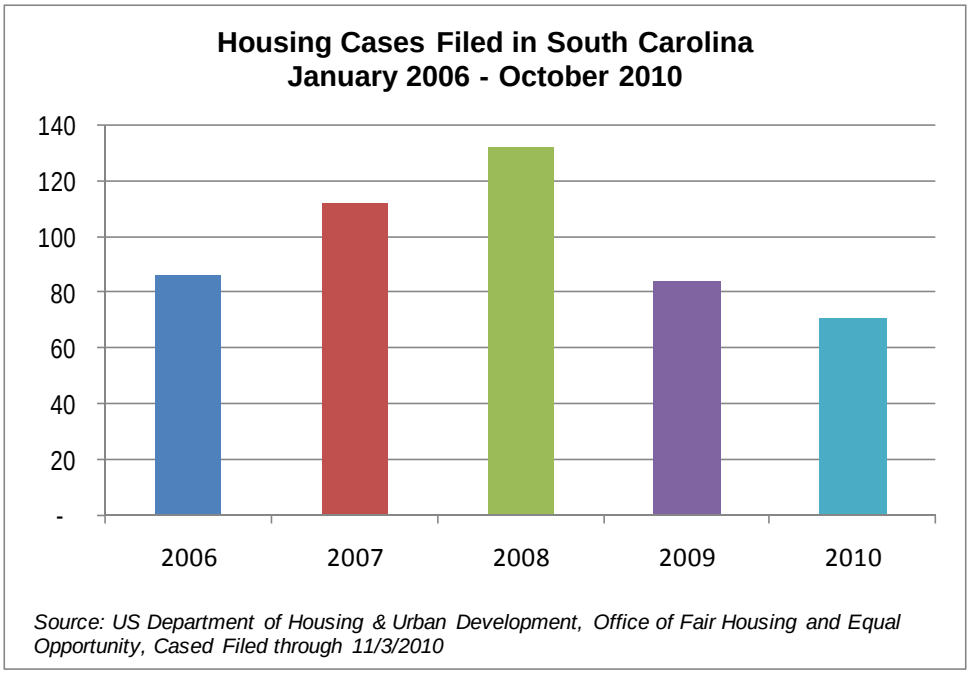
	United States		Southeast States (FL, GA, NC, SC and VA)		South Carolina	
Year	Number of Cases Filed	% Change	Number of Cases Filed	% Change	Number of Cases Filed	% Change
2006	10,587	N/A	641	N/A	86	N/A
2007	10,263	-3.1%	643	0.3%	112	30.2%
2008	10,782	5.1%	892	38.7%	132	17.9%
2009	10,108	-6.3%	596	-33.2%	84	-36.4%
Total	41,740		2,772		414	

Source: US Department of Housing & Urban Development, Office of Fair Housing & Equal Opportunity, Fair Housing Cases Filed

As shown above and in the chart below, the number of cases in South Carolina alone has varied each year, ranging from a low of 86 in 2006 to a high of 132 in 2008, dropping back to a level consistent

with 2006 in 2009. Complete data for 2010 is not yet available, but the chart below shows cases filed through November 3, 2010.

Figure 2.22



Source: US Department of Housing & Urban Development, Office of Fair Housing and Equal Opportunity, Cased Filed through 11/3/2010

Data is also available regarding the basis of fair housing complaints filed with HUD FHEO. Nationally, the majority of cases filed in 2009 cited either race (25%) or disability (35%) as the basis of the complaint, with these two representing a fairly equal number of cases in 2006, but with race trending downward and disability trending upward. In 2009, 3,252 cases were based on race compared with 4,574 based on disability. Cases based on familial status are also increasing, from 11% in 2006 to 14% or 1,845 cases in 2009, and cases based on national origin are decreasing, from 11% in 2006 to 10% or 1,282 cases in 2009. Cases based on gender/sex have remained fairly steady, as has retaliation for fair housing complaints. Color and religion account for a fairly small number of cases nationwide, generally less than 300 each per year.

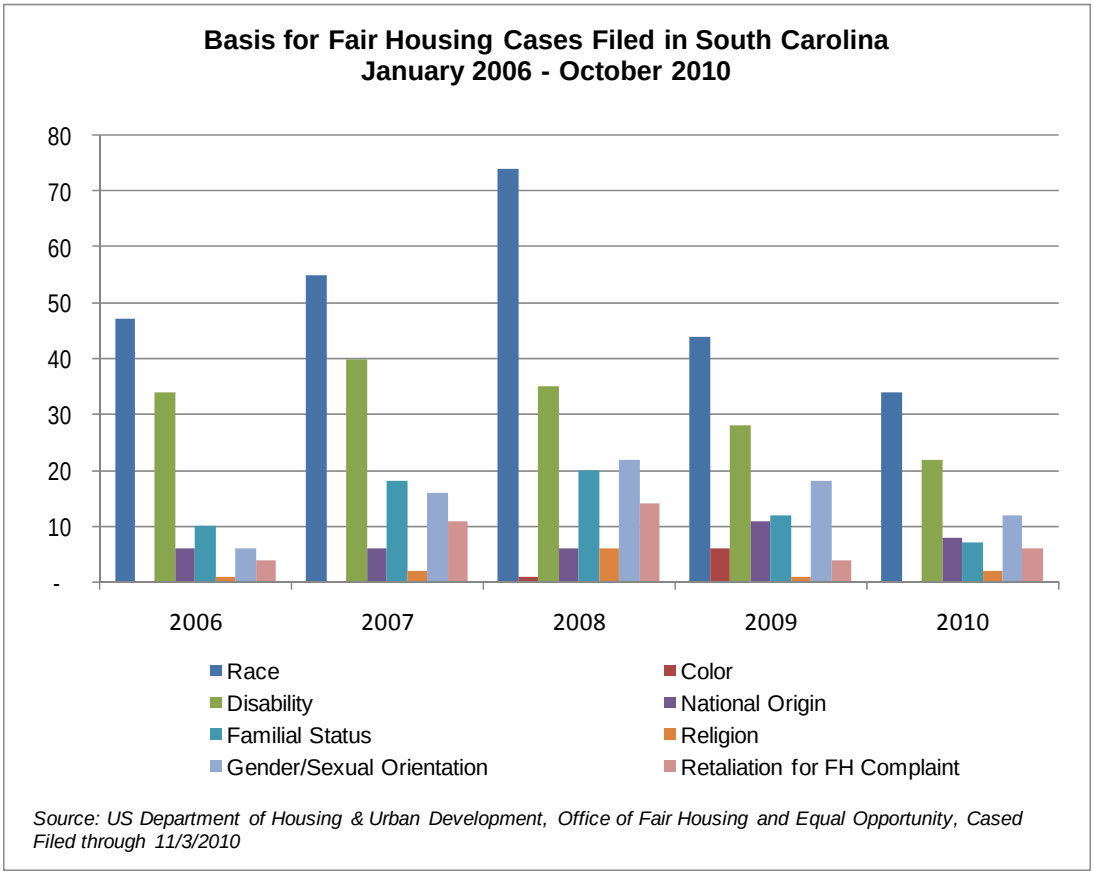
In South Carolina, race is still cited as the cause of the majority of cases filed with HUD FHEO and disability is still second, but the gap between the causes is narrowing as the number of cases based on race decreases and the number of cases based on other sources of discrimination increases. Disability has actually decreased from 31.5% of cases in 2006 to 24.2% in 2010, but disability is still the second most common basis for fair housing complaints in South Carolina, which is consistent with indications provided by the state's fair housing surveys. By comparison, cases based on race have dropped from 43.45% of all cases in 2006 to 37.4% of cases in 2010. This perhaps indicates that efforts at increasing public awareness are having an effect, but that the public is still unaware of the protections offered by fair housing laws against such actions as unwillingness to rent to people families with children or single females, based on perceived status as a victim of domestic violence.

Figure 2.23
Basis for Fair Housing Cases Filed in South Carolina, 2006 - 2009

Basis for Complaint	2010 (Jan – Oct)	2009	2008	2007	2006
Race	37.4%	35.5%	41.6%	37.2%	43.5%
Color	0.0%	4.8%	0.6%	0.0%	0.0%
Disability	24.2%	22.6%	19.7%	27.0%	31.5%
Gender/Sexual Orientation	13.2%	14.5%	12.4%	10.8%	5.6%
National Origin	8.8%	8.9%	3.4%	4.1%	5.6%
Familial Status	7.7%	9.7%	11.2%	12.2%	9.3%
Religion	2.2%	0.8%	3.4%	1.4%	0.9%
Retaliation for Fair Housing Complaint	6.6%	3.2%	7.9%	7.4%	3.7%

Source: US Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Fair Housing Cased Filed through 11/3/2010

Figure 2.24



Source: US Department of Housing & Urban Development, Office of Fair Housing and Equal Opportunity, Cased Filed through 11/3/2010

The percentage of cases where general/sexual orientation, national origin and religion were the basis for the complaint have respectively increased substantially since 2006. In 2006, sex and national origin tied as the fourth most common causes of housing discrimination, with both responsible for 5.6% of cases. As of November 2010, gender/sexual orientation is approaching triple 2006 and, at

13% of all cases, is now the third most common basis for fair housing cases in South Carolina in 2010. National origin has increased more slowly, from 5.6% to 8.8% in 2010, but has still become the fourth most common basis, followed closely by familial status at 7.7%.

The apparent prevalence of discrimination based on race, disability and familial status was borne out by respondents to the state's 2009 fair housing survey, many of whom identified discrimination against these protected classes as continuing impediments to fair housing in the state. In the individual response section of the survey, "continued disregard for fair housing by many landlords – especially discrimination in renting to minorities, families with children and the disabled" was cited as a specific factor in at least one community. If, as the 2009 survey indicates, almost half of all residents are not aware of the Fair Housing Act and/or are not aware that SCHAC (or HUD) investigates complaints, these figures could be understated. Regardless, this data indicates that violations of fair housing law continue to result in complaints filed, and the underlying cause may be continued lack of knowledge about the Fair Housing Act and the accessibility requirements under the ADA. Impediments with respect to public awareness therefore continue to be:

- Lack of understanding by potential home renters and buyers and the general public about the requirements of the Fair Housing Act.
- Lack of awareness on the part of the general public regarding assistance provided by the South Carolina Human Affairs Commission (SCHAC) in resolving Fair Housing disputes.
- Lack of understanding on the part of developers and landlords about housing accessibility requirements under the Americans with Disabilities Act and the standards that apply.
- The general public lacks information about predatory lending and the complexity of the issue, and the number of overseeing agencies may make it difficult for individuals to access information or file complaints.

Considering that race persists as the most commonly cited basis for fair housing discrimination cases in South Carolina, it is not surprising that the South Carolina Commission for Minority Affairs, in its 2003 *African American Statewide Strategic Plan* identified racial disparities, along with income limitations and housing development, as one of the barriers to achieving affordable decent housing. The Commission's strategies for achieving the goal focus on using legislation to eliminate substandard housing and making safe housing available in all areas of the state.

LIMITED ENGLISH PROFICIENCY

One new factor that must be considered in terms of public education and awareness is the percentage of persons with Limited English Language Proficiency (LEP). According to the SC Department of Education, there are more than 33,000 LEP students in South Carolina alone and the population is growing fast. The US Department of Education reports that South Carolina had the largest percentage increase of English as a Second Language (ESOL) students in the nation from 1994 to 2005 at 714.2%, and the Migration Policy Institute (MPI) reports in its *MPI Data Hub Language and Education Fact Sheet for South Carolina* that the number of LEP persons age 5 and older in South

Carolina increased 86.8% from 2000 to 2008, based on the 2008 American Community Survey (ACS). Total numbers rose from 48,631 in 2000 to 90,851 in 2008, which compares with a national increase of 25.3% for the same time period. Another telling indicator of LEP growth is the percentage of the state's foreign born population that is LEP. In 1990, 24.8% of foreign-born persons age 5 and older were LEP, and this had increased to 42.7% by 2000 and 47.4% by 2008.

MPI also indicates that 71.2% of children living in households in South Carolina where a language other than English is spoken are English proficient, with the remaining 28.8% being LEP. Rates vary considerably among speakers of certain language groupings, decreasing from 79.3% LEP for children of households that speak Spanish at home, to 50.0% for households that speak Asian and Pacific Island languages and 31.6% for households that speak other Indo-European languages.

Linguistically isolated households are households where all persons age 14 and over are LEP, meaning that no one in the household can serve as a translator and help the family access community services and facilities. According to MPI, 1.7% of all households in South Carolina are linguistically isolated. This information is of particular concern in certain school districts where LEP populations are greatest, as this poses a significant barrier to education, and the SC Department of Education tracks this. Although somewhat dated, the information below provides insight into the geographic distribution of the state's LEP population. School districts with the highest numbers of LEP students are located in both HUD entitlement and non-entitlement areas of the state, as shown in Figure 2.25 below, and are reflective of LEP growth in all areas of the state.

Figure 2.25
South Carolina School Districts with the Largest Numbers of Limited English Language Proficiency (LEP) Students, 2006-2007 School Year

District	Number of LEP Students	Percentage of Total District Enrollment
Greenville	4,237	6.0%
Beaufort	2,253	11.5%
Charleston	1,622	3.7%
Horry	1,524	4.0%
Berkeley	1,622	4.0%
Richland 2	1,055	4.8%
Spartanburg 6	805	8.0%
Spartanburg 2	765	8.0%
Aiken	695	2.7%
Greenwood 50	609	6.4%
York 3	550	3.2%

Source: South Carolina Department of Education Oversight Committee

The chart above shows that, in districts where LEP numbers are greatest, LEP students generally represent between 4% and 8% of total district enrollment. LEP percentages in some school districts are higher, including Beaufort with 2,253 LEP students and an LEP percentage of 11.5%, and Saluda School District, with 227 LEP students and an LEP percentage of 10.6%. This generally indicates that the highest numbers of LEP students are in entitlement areas such as Greenville, while some of the highest percentages of LEP students are in non-entitlement areas. This is supported by 2002

population estimates which indicate that the five counties with the highest numbers of Hispanic immigrants Greenville, Beaufort, Richland, Spartanburg and Horry, while the counties with the highest percentage of growth were Laurens, Lee, Saluda, Greenville and Pickens. LEP population growth can be assumed to be occurring in all areas of the state, including both entitlement and non-entitlement.

The National Clearinghouse for English Language Acquisition (NCELA) is another source of information. NCELA reports that LEP enrollment in South Carolina grew 688% between the 95-96 school year the 05-06 school year. Between the 97-98 and 07-08 school year, growth is even more dramatic at 827.8%, as shown below.

Figure 2.26
Growth in LEP Enrollment as a Percent of Total Enrollment in South Carolina
1997-1998 School Year through 2007-2008 School Year

	Total Enrollment	Growth in Total Enrollment Since 97-98	LEP Enrollment	Growth in LEP Enrollment Since 97-98	Annual Growth in LEP Enrollment
1997-1998	666,485	0%	3,077	0%	-8.8%
1998-1999	669,342	0.4%	3,226	4.8%	4.8%
1999-2000	650,450	-2.4%	5,577	81.2%	81.2%
2000-2001	660,071	-1.0%	7,004	127.6%	25.6%
2001-2002	648,000	-2.8%	6,142	99.6%	-12.3%
2002-2003	659,457	-1.1%	8,239	167.8%	34.1%
2003-2004	676,817	1.6%	12,653	311.2%	53.6%
2004-2005	714,190	7.2%	15,396	400.4%	21.7%
2005-2006	701,544	5.3%	20,013	550.4%	30.0%
2006-2007	703,119	5.5%	20,013	550.4%	0.0%
2007-2008	712,319	6.9%	28,548	827.8%	42.6%

Source: National Clearinghouse for English Language Acquisition

Clearly, the LEP population in South Carolina is growing, and this indicates new challenges to educating the public about Fair Housing laws and regulations.

PUBLIC AGENCY COORDINATION

The South Carolina Fair Housing Law was enacted in 1989 and gave the jurisdiction to investigate fair housing complaints in the state to the South Carolina Human Affairs Commission (SCHAC). The mission of the SCHAC, however, is focused on all types unlawful discrimination in, particularly in employment on the basis of race, color, national origin, religion, sex, age and disability; in housing on the basis of race, color, national origin, religion, sex, familial status and disability; and in public accommodations on the basis of race, color, national origin and religion. The primary activities of SCHAC include investigating and attempting to resolve charges of discrimination under the South Carolina Human Affairs Law and the Equal Enjoyment and Privileges to Public Accommodations Act, monitoring employment practices and affirmative action efforts of state government agencies and

providing training and technical assistance to employers and others seeking to comply with these two laws. SCHAC also investigates all complaints under the South Carolina Fair Housing Law. This broader mission, and in particular its investigatory and enforcement role, fully engages the SCHAC.

However, the federal Fair Housing Act coupled with the state law extend the obligation to affirmatively further fair housing to all housing and housing related activities in the state, and there are numerous public agencies and commissions involved in housing. These include the state's Consolidated Plan partner agencies: the South Carolina Department of Commerce which administers the CDBG Program, the State Housing Finance and Development Authority (SHFDA) which administers the HOME Program, the Governor's Office of Economic Opportunity (OEO) which administers the Emergency Shelter Grant Program, and the Department of Health and Environmental Control (DHEC) which administers the Housing Opportunities for Persons with AIDS or HOPWA Program. However, a wide variety of other state agencies are involved in housing. These include the SCHAC, the Governor's Office Division on Aging and the Departments of Disabilities and Special Needs (DDSN), Labor, Licensing and Regulations (LLR), Mental Health (DMH), Insurance (DOI) and Consumer Affairs (DCA). DCA in particular has played an increasingly important role related to its function in regulating mortgage brokers, managing the more rigid requirements for licensing and reporting under the SC Mortgage Lending Act (*see Predatory Lending section*). Also involved in housing are the State Housing Trust Fund Advisory Committee, Affordable Housing Coalition of South Carolina, South Carolina Council on Homelessness, Lowcountry Housing Trust and a number of regional HOME Consortiums.

In response to the pressing issues of affordable housing, and a growing state level awareness of the need to study this problem at the state level and provide recommendations, the legislature created the Affordable Housing Study Committee in the state Lt. Governor's Office. Beginning in early 2007, seventeen key housing development partners began meetings of the Affordable Housing Study Committee located in the Lt. Governor's Office. An official taskforce was subsequently formed, as well as six working subcommittees to promote and advance affordable housing issues, encourage supporting legislation, enhance public awareness, and develop specific strategies for production and funding. An additional benefit has been to provide a venue for interaction and communication in the important area of affordable housing.

During the 2008 program year, legislation creating a more permanent Housing Commission was proposed, and during the 2009 program year this new legislation was passed, creating the state Housing Commission. The Housing Commission consists of twelve members drawn from the House of Representatives and the Senate and five non-legislative members. Its purpose is to foster the availability of affordable workforce housing.

Overall, the multi-agency participation required by the Lt. Governor's Affordable Housing Study Commission, as well as the existence of the new state Housing Commission, have afforded in recent years more opportunity for coordination among public agencies involved in housing than previously existed in the state. However, there is still no required formal communication and/or coordination

among the various state agencies responsible for enforcement and outreach activities related to the Fair Housing Act under South Carolina's form of government.

ZONING

Zoning is both an impediment to fair housing choice and a barrier to affordable housing. It is discussed above, under *Barriers to Affordable Housing*.

PRE-HOUSING COUNSELING

The state's existing AI identifies lack of pre-housing counseling as a primary impediment to fair housing in the state. Lack of pre-housing counseling continues to be an impediment, as indicated by the extent of mortgage foreclosures in this state. Lack of pre-housing counseling was also identified by 61% of respondents to the state's 2008 fair housing survey as an ongoing impediment, and one which results in an inadequate understanding of the financial responsibilities of owning or renting a home.

The State Housing Finance and Development Authority (SHFDA), the state agency responsible for administering the HOME Program in South Carolina, requires housing counseling as part of any project involving downpayment or closing cost assistance, new housing construction or housing rehabilitation and will continue to provide this counseling.

SHFDA has also made high-cost home loan housing counseling available through its website, www.schousing.com. In fact, first-time homebuyers participating in SHFDA programs, where the homebuyer's loan is determined to be a high cost loan, are required to participate in free counseling as to the advisability of the loan transaction and the appropriateness of the loan for the borrower. Counseling must be provided by a SHFDA-approved housing counselor and covers the items outlined below.

Borrower's Individual Circumstances

- Purpose of loan
- Borrower's credit history
- History of repeated financing
- Amount of equity in home
- Borrower's ability to repay
- Did the borrower shop or compare rates and terms with other lenders?
- Right to cancel within three days in refinancing transactions

Loan Terms

- Amount of Loan
- Interest rate/Annual Percentage Rate (APR)
- Whether the loan contains a fixed or variable rate

- Duration of the loan
- Monthly payment amount
- Whether the loan is for real estate, or for manufactured housing

Loan Fees

- Loan origination fee
- Discount points
- Commitment fee
- Broker compensation (including the yield spread premium)
- Loan application fee
- Other lender fees

HUD approved housing counselors are also located throughout the state and these have been important providers of assistance to homeowners threatened by or undergoing foreclosure.

SHFDA also annually holds an Affordable Housing Forum at which housing consumer education sessions are typically featured. SHFDA will continue to host this forum, thereby helping to achieve the Commission on Minority Affairs' goal of facilitating homeownership workshops and distributing information on housing and homeownership programs.

Another important player in the arena of housing counseling is the SC Department of Consumer Affairs (DCA) which has stepped up its consumer education efforts with respect to all types of lending and mortgage lending in particular. DCA activities include:

- Introduction of a statewide mortgage fraud hotline in June 2008. During its first six weeks, the hotline assisted over 180 consumers with issues ranging from suspected fraud and deceptive mortgage practices to mortgage difficulties and requests for business information. Over 80 of the calls reported possible incidents of unfair and criminal practices which SCDCA investigated further. An expert staff mans the hotline and provides assistance, files complaints with SCDCA which will be worked by a case analyst, and makes referrals to appropriate state agencies, credit counselors and other agencies and non-profits specializing in legal and mortgage assistance.
- Launch of a listing of potentially predatory lenders on the SCDCA website. The site now lists all businesses in the state that charge interest rates in excess of 18% and which, per South Carolina law, are required to file with the SCDCA.
- A series of free public workshops on credit counseling and repair and identity theft provided at SCDCA satellite locations around the state.

PREDATORY LENDING

The number of pay day lenders in South Carolina increased considerably in recent years from 274 in 1998 to 1,200 in 2008, and the state was adding about 52 new lenders each year according to SC Fair

Share. As a result, a major update to the state's Analysis of Impediments was completed in 2003 and focused on predatory lending. Two new impediments were identified, as well as strategies for addressing them. The impediments are:

- Limited data is available regarding the extent and characteristics of predatory lending in South Carolina.
- State resources for regulation, enforcement and education related to predatory lending are limited.

The South Carolina state legislature began focusing on pay day lending practices, or "deferred presentment transactions" in 2007. Numerous bills were introduced in early 2007 that offered several different approaches, from making pay day lending illegal to various limits on pay day lending activity. These bills sparked considerable public debate during the 2008 legislative session, and a fairly restrictive bill that would have limited borrowers to one loan at a time, limited the amount of the loan to 25 percent of the borrower's gross income, and required at least seven days between paying off one loan and getting another was very narrowly defeated.

During the 2009 legislative session, the debate continued with a total of 13 bills introduced and proposals that ranged from completely banning pay day lending to limiting activity. Although a complete ban was favored by many legislators and advocates, including SC Fair Share and the Affordable Housing Coalition of South Carolina, a more moderate bill was finally passed in June 2009. Resulting legislative changes have now created some new restrictions on payday lending, or "deferred presentment transaction" activity in the state. Specifically, pay day lenders are now prohibited from making a loan to an individual who:

- Has an outstanding open pay day loan,
- Has entered into an extended payment plan agreement on any prior pay day loan and still has a balance left to repay, or
- Has repaid any previous pay day loan from any lender on the same business day, or if the new loan will be the eighth consecutive loan in any calendar year, has repaid any previous pay day loan on the same or prior business day.

This effectively limits the number of open pay day loans to one per borrower and creates a 24-hour to 48-hour waiting period before entering into a new loan, with the longer waiting period applying for individuals who have already had seven loans in a calendar year. In all cases, a borrower can also get out of a pay day loan, at no cost, if canceled within one day.

Other restrictions relate to the amount of loans and to extended payment plans. The maximum amount of any pay day loan is now $550, but this is exclusive of fees which generally push the cost of the loan much higher. Extended payment plans are used when a borrower is unable to repay a pay day loan, but borrowers have not always been aware of this option and there were no controls on them. Now, by law, any borrower may request an extended payment plan for one 12-month period,

and lenders are required to post notices of the availability of this option. Further, per statute, the terms of the extended payment plan must allow the customer to repay the outstanding loan balance and any fee due in at least four substantially equal installments, at no cost to the customer.

Lenders are required to verify eligibility of applicants for loans, and to this end the Consumer Finance Division of the Board of Financial Institutions was required to implement an online database. The database includes information on individual loan transactions, loan amounts, and dates loans were opened and closed, and it offers operational, real-time access to the Board and to lenders. The system allows lenders to perform the required verification of eligibility of applicants and report new loans and extended payment plans. Lenders must advise applicants of the existence and use of the system, including the fact that personally identifiable information entered into the database is confidential and not subject to disclosure under the Freedom of Information Act. Applicants deemed not eligible for a pay day loan, as a result of the database verification process, must be told why and can make a direct application to the database provider to obtain a more detailed explanation.

Finally, the legislation passed in 2009 contains some significant reporting requirements. The Board of Financial Institutions must provide reports to the General Assembly each year, and the Senate Banking and Insurance Committee and House of Representatives Labor, Commerce and Industry Committee must meet annually to hold a hearing concerning the data provided by the database vendor and the report submitted by the Board of Financial Institutions. Both the vendor and the Board must testify at the hearing and answer any questions regarding the data or the report, which must include the number of:

- Loans made each year by loan amount and the dollar amount of fees collected by loan amount.
- Borrowers by loan amount and the number of borrowers by the number of times each borrower took out a loan.
- Borrowers who chose to pay off their loans through an extended payment plan by loan amount.
- Loans that were not paid off in the previous year by loan amount.
- Loans on which the lender submitted the check for collection by loan amount and the number of loans on which the lender took action for collection.
- The number of 24-hour periods within which a successive loan is conducted after a prior loan is completed.

Additional new lending aimed at further regulating the home mortgage industry. Legislation originally proposed in 2007 was strengthened, reintroduced and passed into law in 2009, and resulted in the South Carolina Mortgage Lending Act. The bill originally introduced focused on licensing and regulation of mortgage lenders and brokers and specified requirements for lenders dealing with high cost loans. The revised 2009 bill and resulting legislation is broader and includes:

- Requirements for adjustable rate mortgages and reverse mortgages,
- Licensing requirements for mortgage lenders, brokers, loan originators, processors and underwriters, including pre-licensing education and experience requirements, background and criminal history checks, financial responsibility, character and general fitness requirements, and surety bonds,
- Separate licensing for each principal and branch office where business is conducted,
- Annual renewal of licenses contingent on continuing professional education,
- Collection of a mortgage log data including credit score of borrower, loan type (adjustable vs. fixed rate), loan term, annual percentage rate and appraised value of collateral, and submission of this data to the SC Department of Consumer Affairs each year,
- Annual reports relating to all mortgage loans made, serviced or brokered by a licensee, including specific data on loans that are delinquent, in foreclosure or foreclosed during the prior calendar year,
- Annual reporting of gross revenue earned in the state and the total dollar amount of points charged and points paid to brokers, including yield spread premiums, and maximum amount available, outstanding balance and expiration date of the licensee's four largest warehouse lines of credit during the year,
- Reporting to the SC Department of Consumer Affairs and reporting of aggregate, composite data obtained by DCA to the public,
- Stiff penalties for mortgage fraud,
- Information disclosure requirements and prohibitions against lending without regard to repayment ability on high cost loans, adjustable rate loans and reverse mortgages.

This new legislation represents progress toward restricting predatory lending activities in South Carolina; however, predatory lending has not entirely been eliminated and remains an impediment to fair housing choice in this state. Predatory lending was reported as an impediment to fair housing by 63% of survey respondents, and it was also cited specifically in the short answer section of the survey by many. Predatory lending also goes hand in hand with the lack of financial literacy on the part of many prospective low and moderate income homeowners, which was the subject of much discussion during the regional focus groups convened to discuss community and economic development and housing needs.

PART III – HOMELESS NEEDS

Homelessness affects many people from all social, economic, and racial backgrounds. The causes of homelessness include loss of employment, mental illness, substance abuse, a health crisis, domestic violence, foreclosure, or loss of familial support. Individuals or families that are homeless, as well as those that may be at risk of becoming homeless, have a variety of special needs including emergency shelter, counseling, job training, transitional housing, and permanent supportive housing, among others. Resources to assist homeless individuals and individuals at risk of homelessness exist at the state level, in the form of the Emergency Solutions Grant Program (previously the Emergency Shelter Grant Program), which is part of this Consolidated Plan, as well as other state, federal and non-profit resources at the local and regional Continuum of Care level. This section addresses both homeless needs as well as resources for homeless prevention and assistance.

BACKGROUND

Prior to 2003, no single federal or state agency or organization in South Carolina was charged with planning and implementing a strategy to combat homelessness. In March 2003, the first South Carolina Council on Homelessness was convened. The overall goal was to improve the housing and service delivery system for homeless individuals and families in the state, and the Council's mission was to develop and implement a ten year plan to end chronic homelessness. In November 2004, the Council submitted its *Blueprint to End Homelessness in South Carolina*, which includes goals, strategies and objectives organized around five key areas: prevention, housing, services, data, and effectiveness and accountability of the SC Homelessness Council itself. The plan's five goals are:

- Establish a seamless integrated housing and service delivery system that links individuals and families with programs needed to prevent homelessness.
- Establish a sustainable continuum of housing options to ensure that all South Carolinians, including those who are homeless, have access to quality, affordable housing near services and amenities.
- Ensure that all homeless South Carolinians have access to the supportive services needed to achieve self sufficiency.
- Ensure the ability of the SC Council on Homelessness to achieve its vision.
- Develop a statewide homeless data collection and analysis system that will provide the information to address homelessness in South Carolina and evaluate the effectiveness of strategies and programs.

The *Blueprint to End Homelessness in South Carolina* can be accessed from the SC Council on Homelessness website at:

http://www.schomeless.org/pdf/homeless_blueprint04.pdf

HOMELESS NEEDS

DEFINITIONS

The McKinney-Vento Act, which has been in effect during all Homeless Counts conducted by South Carolina to date, defines a homeless person as "a person who lacks a fixed, regular, and adequate night-time residence and has a primary night-time residency that is: (1) a supervised publicly or privately operated shelter designed to provide temporary living accommodations, such as congregate shelters, transitional housing, or welfare hotels; (2) an institution that provides a temporary residence for individuals intended to be institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings, such as street sidewalks, abandoned buildings, parks, and subway tunnels." Counts of sheltered and unsheltered homeless reflect this definition.

Going forward, HUD proposed a new definition of homelessness which will be incorporated into the new generation Emergency Solutions Grant which will go into effect in October 2011. This definition was submitted for public comment in 2010 and included four broad categories of homelessness:

- People living in a place not meant for human habitation, in an emergency shelter, in transitional housing, or individuals exiting an institution where, under the new definition, they have temporarily resided for up to 90 days (extension from old definition of up to 30 days) and who were homeless immediately prior to entering that institution.
- People who will be losing their temporary night-time residence, which may include a motel, hotel or a doubled-up situation, and who lack resources or support networks to stay in housing. The loss of housing, under the new definition, can be occurring up to 14 days in the future, compared with 7 days previously, and must be documented.
- Families with children or unaccompanied youth who are housed in an unstable situation and likely to continue in that state. This is an entirely new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a leaser or ownership interest in a housing unit in the last 91 or more days, have had three or more moves in the last 90 days, and who are likely to continue in an unstable housing situation because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence and lack the resources or support networks to obtain other permanent housing, which is similar to the past definition.

SHELTERED HOMELESS

The sheltered homeless are those sleeping in emergency shelters, with or without intermittent short stays of 30 days or less in hospitals and other institutions, living in transitional or supportive housing but having come from the streets or from emergency shelters, or at risk of being homeless, either due to imminent loss of housing or because of impending discharge from an institution with no

subsequent residence identified, and lacking adequate resources or support networks to obtain housing.

UNSHELTERED HOMELESS

The unsheltered homeless are the less visible, harder to reach component of the homeless population. They require more outreach, often require more services, and typically encompass most of the chronically homeless. The unsheltered homeless sleep in places not fit for human habitation, such as cars, parks, sidewalks, alleys and abandoned or condemned buildings, with or without intermittent short stays of 30 days or less in hospitals and other institutions.

The unsheltered count consists of an unduplicated tally of people living 'on the street' in downtown areas of the state and in outlying areas in abandoned houses, under bridges and similar structures, and in other places offering some protection from the elements. Because the unsheltered homeless go to great lengths to protect themselves from view, the count here is generally not considered accurate as many cannot be found to be counted. The unsheltered count is, in effect, an undercount intended primarily to foster an understanding of the patterns of survival for some of the people who are homeless.

One of the tough issues for a number of the homeless coalitions has involved identifying those homeless who are normally hidden from sight and in successfully engaging those homeless who frequent public places like parks and libraries and are willing to be interviewed. Local and county law enforcement has been able to help in some cases and not in others. For example, where uniformed police officers accompanied volunteers seeking to interview homeless in public places, the interviewers found few willing to talk with them. Law enforcement has been more successfully used to help locate places where homeless persons are known to congregate, particularly at night and during inclement weather, to identifying the difficult to interview homeless who must be counted by being observed. Many of the unsheltered can be engaged and interviewed, which is preferable, provided that volunteers create opportunities to do so by being on-hand in public places. The timeframe for the unsheltered portion of the count is also longer, to allow for difficulties in observing and engaging the unsheltered homeless.

CHRONIC HOMELESSNESS

The chronically homeless sub-population is increasingly a priority for HUD. According to HUD, a person is considered chronically homeless if he or she is an unaccompanied individual with a disabling condition, who has either been continuously homeless for a year or more or experienced multiple episodes of homelessness over a period of years. To be considered chronically homeless, persons must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency shelter during that time. For the purposes of chronic homelessness, a disabling condition is a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more

activities of daily living, often resulting in histories characterized by multiple hospitalizations, unstable unemployment and incarceration.

RURAL HOMELESSNESS

Whereas the chronically homeless are considered "hard to reach," the rural homeless are often considered the "hidden homeless." Unsheltered places not fit for human habitation are different and less visible in rural areas. Instead of underfoot and amidst the community on streets and sidewalks, the unsheltered rural homeless are in places most do not see, such as in the woods, campgrounds, cars, and abandoned and vacant buildings. Many more individuals and families in rural areas live in substandard housing, or are "doubled up" and at risk of homelessness. Research has also shown that individuals who are homeless in rural areas tend to be employed, experience shorter episodes of homelessness, and are more likely to live with family and friends. In addition, individuals in rural areas tend to receive less government assistance overall and limited access to services, and rural communities often have limited awareness about the problem of homelessness.

NATURE AND EXTENT OF HOMELESSNESS

Success of the state's homeless strategy depends, in part, on getting an accurate picture of homelessness regionally, in rural areas and in the state as a whole. To accomplish this, the state undertakes periodic, statewide counts of the homeless population across South Carolina. Required by HUD every two years, these statewide "point in time" counts of the homeless provide the best and most up to date picture of homelessness in the state. The counts represent a broad, multi-agency effort encompassing the regional Continuums of Care, the Governor's Office of Economic Opportunity which administers the state level HUD Emergency Solutions Grant (previously the Emergency Shelter Grant), non-profits like United Way, the State Data Center of the State Budget and Control Board, and a host of volunteers. Results of the count are entered into the national Homeless Management Information System, or HMIS, as are annual point in time counts performed by the Continuums of Care. HMIS, in turn, is used by HUD to prepare its Annual Homeless Assessment Report to Congress (AHAR). The first uniform homeless count in South Carolina was performed in 2005, followed by more sophisticated counts in 2007 and most recently in 2009. The most recent AHAR submitted to Congress for 2009 reflects both the biennial statewide counts and interim annual counts rolled up to the national level.

Homeless counts address the goal of data collection and provide information critical to successful assessment of the nature and extent of homelessness, to identification of trends over time, and to eventual successful implementation of the state's homeless strategy. The counts are essential to get an accurate picture of homelessness regionally, in rural areas and in the state as a whole, as well as to identify trends among sub-populations like the chronically homeless, those with disabilities, victims of domestic violence and veterans. The first *uniform* count occurred in January 2005 and provided the first reliable measure of the number of sheltered and unsheltered homeless individuals over a 12-hour period. The two subsequent counts incorporated key lessons learned during the first count and occurred on January 25, 2007 and January 29, 2009.

INITIAL 2005 HOMELESS COUNT

The first *uniform* count of the homeless in South Carolina occurred in 2005 and provided the first reliable measure of the number of sheltered and unsheltered homeless individuals. The count occurred over a 12-hour period, and for this reason is not considered to be a complete count of all homeless. It was subsequently determined that the length of time for the unsheltered portion of the count needed to be extended to provide additional opportunities to observe and engage this difficult to measure group. The first homeless count in 2005 is considered incomplete, but it does provide a baseline initial measure and it revealed that 6,481 persons in South Carolina were homeless on the day of the count. Of these persons, 46 percent were in homeless shelters, 20 percent were veterans, and 15 percent were children. Homeless men outnumbered homeless women by a ratio of two to one.

2007 HOMELESS COUNT

The second annual homeless count was performed in January 2007. The goal of this second count was to obtain a more accurate and consistent count, and it involved a massive coordination of volunteers, continua of care coalition workers and state agency personnel, including ESG staff. A number of state agencies provided the funding for pre-count training, a statewide coordinator within the State Office of Research and Statistics, and central data entry and analysis. The SC Department of Mental Health again provided key personnel.

The 2007 count covered a longer period of time and utilized new, more sophisticated methodologies in an attempt to get a better handle on the unsheltered component. The Service Count was used for rural areas that reported a low unsheltered number in the earlier 2005 count. Mainstream service providers were asked to collect brief surveys on individuals known to be homeless or unsheltered during a longer 17-day period. The Street Count was conducted via observation in late evening and early mornings before shelters opened to isolate those individuals not staying in shelters. Finally, each area sampled a smaller number of sheltered and unsheltered homeless individuals again in February, involving a longer survey designed to provide even more information about the experience of being homeless and barriers to becoming housed. Following the count, surveys were compared to each other and to lists from area shelters to eliminate individual double-counting, and initial compilation and analysis of data was completed.

Results of the count are detailed in the Council on Homelessness report, "*Study of Homelessness in South Carolina,*" completed during the current program year. The report attempts to further the understanding of homeless issues in the state, provide estimates on the extent of homelessness and information on various sub-populations, inform state and local level planning and raise public awareness. The report also describes the methodology involved in the 2007 count, its implementation, issues arising from data collection and data entry, and results of the count, and it compares results of the count with other estimates and offers lessons learned and recommendations for the future. The entire report, detailed state and county data tables and 2007 county survey tools are all available on the Council on Homelessness website at:

http://www.schomeless.org/count07_report.php

The 2007 Homeless Count found a total of 6,759 individuals to be homeless on January 25, 2007, which was just under 2% of the state population and 1.1% of persons below poverty. The majority of the homeless were adults, but a large percentage were children or families with dependent children. Close to 20% were children less than 18 years of age and approximately 30% were families with dependent children, indicating issues for homeless education. Over 50% of the homeless population was found in the five counties which had the highest level of participation in the homeless count: Charleston, Georgetown, Greenville, Horry and Richland. Not surprisingly, three of these counties also rank among the state's most urban, and the remaining two, Horry and Georgetown, are unique coastal counties with high transitional populations. Over 75% of the homeless population were found to be in 11 of the state's 46 counties, again correlating closely with the level of effort involved in the count.

Higher rates in areas where participation in the count was stronger suggested that the homeless population was actually higher than reflected by the 2007 count, a possibility supported by estimates using poverty and homeless rates. According to the study, the historical homeless rate was 6.3% of persons considered to be below poverty, and using an estimate of persons in poverty (adjusted to point in time comparable and adjusted for counties where data is available) would have resulted in a homeless estimate of 6,500 to 13,000. The 2007 homeless count of 6,759 was at the low end of this range, suggesting that the January 2007 count was an underestimate. The 2007 study therefore recommended exploring alternative methodologies for deriving a homeless count and complying with HUD requirements. Data collection and data quality were also identified as key areas for improvement, both in preparing for the next count in 2009 and in developing a quality source of state level homeless information.

The 2007 homeless count used both a "strict" HUD definition of a homeless person, as well as a broader definition. Using the broader definition, a total of 6,759 individuals were homeless on the day of the count, and by HUD's definition, there were 5,594 homeless persons. Of the total homeless population, over 50 percent were found in five counties: the urban counties of Greenville, Richland, and Charleston and Horry and Georgetown Counties, which are areas with high transitional populations. Slightly less than half of the homeless were in shelters, with the balance being unsheltered. Close to one-third were families with children; approximately 20 percent were children under the age of eighteen, and almost 9 percent reported themselves as victims of domestic violence.

2009 HOMELESS COUNT

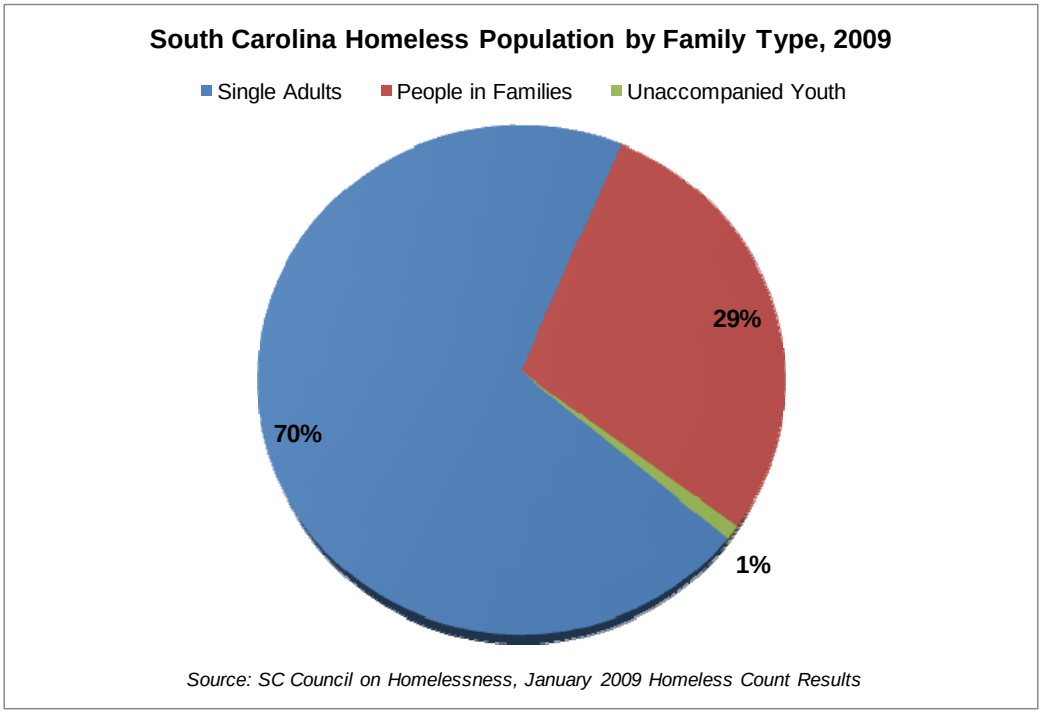
In preparing for and implementing the 2009 count, efforts were made to improve the process using lessons learned during the 2007 count and by incorporating suggestions contained in the *Faces of Homelessness* study based on the 2007 count. As with prior counts, volunteers were solicited and provided with extensive training, and multiple information collection processes were established to facilitate the count of both sheltered and unsheltered homeless. Information was collected through:

- Use of the Homeless Management Information System (HMIS)

- Surveys of street populations
- Surveys of homeless and at risk individuals in shelters not using HMIS
- Surveys of homeless and at risk individuals receiving services from providers not using HMIS
- Surveys of individuals living in sub-standard housing
- Surveys of individuals temporarily living in motels using vouchers

A primary goal of the 2009 count was to obtain a reliable estimate of homeless individuals in every county in the state, to improve on and make more uniform the implementation of the count throughout the state, and to maximize volunteer efforts and resources by incorporating reliable data from HMIS. Where shelters and service providers were found to be reliably entering data into the system, HMIS information was used for that location/provider. Otherwise, surveys of individuals receiving shelter or services were used. The point in time sheltered count occurred on January 29, 2009 and the unsheltered count ran from January 29 to February 12, 2009. Considerable efforts were spent on developing materials and providing training and guidance to be used by shelters, providers and volunteers participating in the unsheltered count.

Figure 3.1



Source: SC Council on Homelessness, January 2009 Homeless Count Results

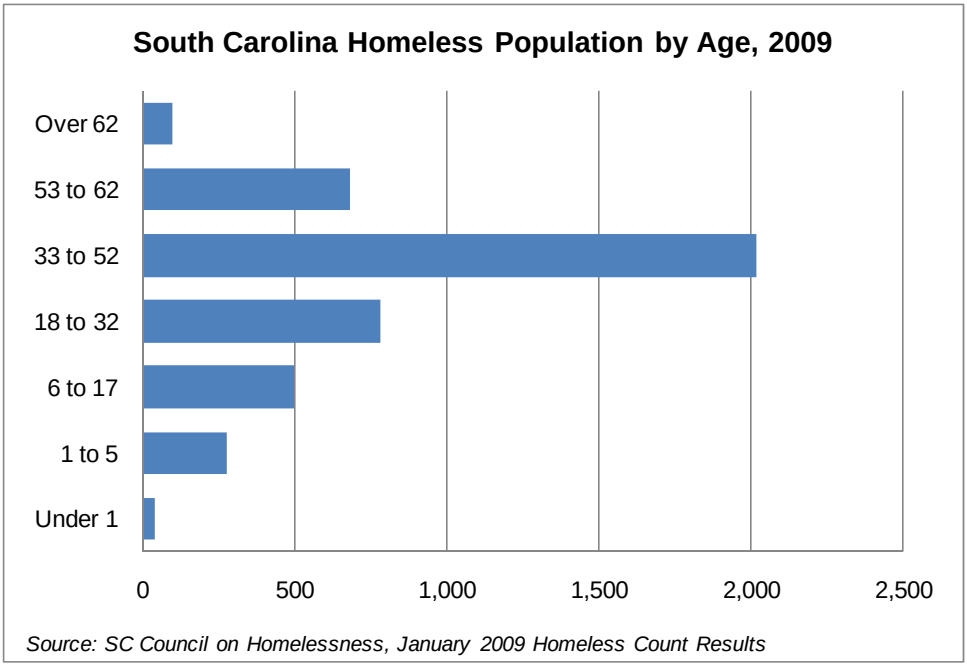
As of November 2010, analysis of the 2009 count is still ongoing, but initial results of the count are available. A total of 4,664 people were identified as either sheltered or unsheltered homeless, consisting primarily of 1,285 (27.6%) family members and 3,143 (67.4%) adults, the majority of which were male. Family households numbered 470, indicating an average family size of 2.73 persons per household. Single adults were, by comparison, somewhat more likely to be in emergency shelters and transitional housing than to be unsheltered. Amongst single adults, males outnumbered females

by over 2.5 to 1. Of the total homeless, slightly more than half (53%) were African American and 40% were white. Hispanics represented 3% of the homeless.

The breakdown by age for the 2009 count reveals that there were 818 homeless children under the age of 18, including 41 under the age of one. As a whole, children under 18 accounted for 17.5% of the total homeless, close to the 2007 percentage. Only 99 persons (2.1%) were over the age of 62, and the majority, or 2,019 (43.3%), were between the ages of 33 and 52. Working age adults as a whole, age 18 to 62, were nearly three-quarters of all homeless.

The counties with the highest numbers of homeless were Horry (893), Richland (853) and Greenville (670). Charleston, Florence, Sumter, York, Spartanburg, Lexington and Anderson make up the rest of the top ten counties in terms of homelessness, account for 4,034 or 86% of the state's homeless, and not surprisingly, also correspond to the state's urban areas. As a percentage of the county population, the highest rates of homelessness were indicated in the following counties: Horry (34.7%), Williamsburg (25.7%), Richland (23.4%), Sumter (23%), Florence (22.2%), Greenville (15.3%), Dillon (11.7%), York (10.9%), Georgetown (10.7%) and Charleston (10.5%). This is consistent with national patterns in which homelessness is highest all along the US East Coast.

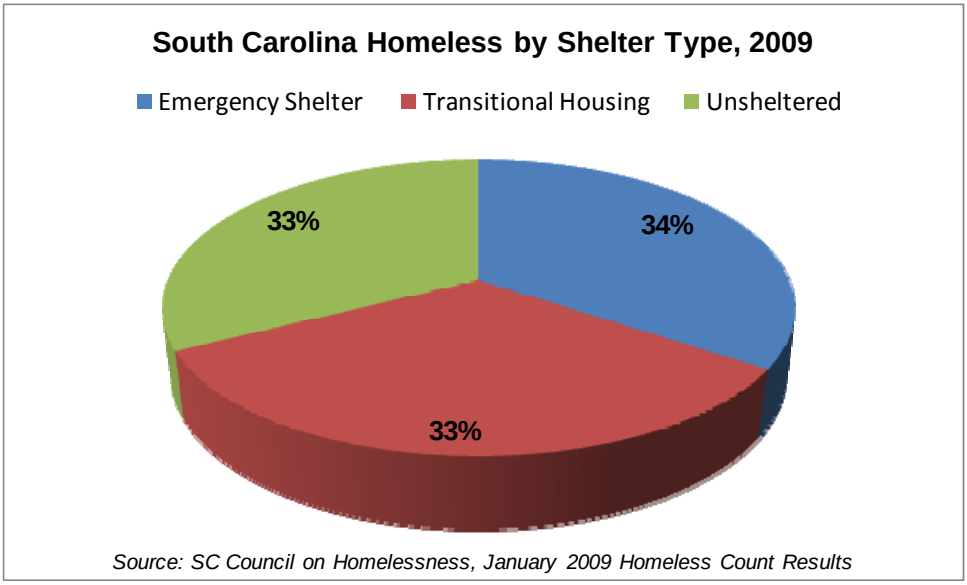
Figure 3.2



The 2009 count further indicated that, statewide, the number of homeless is fairly evenly distributed between emergency shelters, transitional shelters and unsheltered (in a building not meant for human habitation, outdoors, in a car or other vehicle, emergency room, hotel/motel or where information is missing). Amongst the counties with the highest numbers of homeless, however, the distribution varied widely. In Lexington County, for example, 76% of the 153 homeless were located in transitional shelters and only 5% were unsheltered. In Horry County, only 19% were in transitional

shelters, only 23% in emergency shelters and the majority, or 57% of the county's 893 homeless were unsheltered. Distribution also varied tremendously in rural counties, indicating more analysis is needed to identify patterns and implications.

Figure 3.3



Source: SC Council on Homelessness, January 2009 Homeless Count Results

HOMELESS SUB-POPULATIONS

Of the 4,664 homeless persons, 1,307 (28%) reported some type of disability such as substance abuse, mental illness or HIV. The number of persons reporting themselves as homeless because of domestic violence increased from 443 in 2007 to 741 in 2009, an increase of 67 percent. At the same time, the number of homeless veterans increased from 436 to 560. The number of chronic homeless increased modestly from 477 persons in 2007 to 481 in 2009.

Figure 3.4
South Carolina Homeless Sub-Populations

	2007 Count (using HUD Homeless Definition)		2009 Count	
Sub-Population	**Number**	**% of Total**	**Number**	**% of Total**
Total homeless	5,594		4,664	
Chronically homeless	477	8.5%	481	10.3%
Chronic substance abuse	411	7.3%	723	15.5%
Severely mentally ill	829	14.8	535	11.5%
Veterans	436	7.8%	560	12.0%
Victims of domestic violence	443	7.9%	741	15.9%
Individuals with HIV/AIDs	49	0.9%	49	1.1%
Unaccompanied youth	33	0.6%	42	0.9%

Source: SC Homeless Coalition, 2009 Homeless Count data

VICTIMS OF DOMESTIC VIOLENCE

Victims of domestic violence are persons who have fled housing or might flee housing as a result of emotional or physical abuse at the hands of a spouse, minor child or parent (if minor child). In 2007, the count indicated 443 or 7.9% of the total homeless were victims of domestic violence. By 2009, the number of victims of domestic violence represented in the homeless population had increased dramatically, nearly doubling to 741. Like the chronically homeless, the 2009 data indicates that victims of domestic violence are becoming a larger and more significant sub-population. Like the chronically homeless, this group also has unique needs, such as security, and faces unique challenges in avoiding homelessness, getting stabilized after violence has occurred, re-establishing housing and avoiding housing discrimination. Unique resources are needed to address the needs of this sub-population.

TRENDS INDICATED BY HOMELESS COUNTS

With the 2009 Homeless Count, the state now has three sets of data with which to evaluate the characteristics and trends of homelessness in South Carolina. However, since 2005 was conducted only over one 12-hour time period, with no additional window for implementing the unsheltered count, 2007 and 2009 are generally considered the only complete counts of homelessness. Additionally, data from these two most recent homeless counts is presented below, including only data on individuals and families meeting the HUD definition of homelessness applicable for the count.

Figure 3.5
South Carolina Homeless Count Results
2007 and 2009

	2007 Count (using HUD Homeless Definition)		2009 Count	
	Number	% of Total	Number	% of Total
Total homeless	5,594		4,664	
# Homeless as % of total State population	0.16%		0.10%	
Homeless as % of poverty estimate	1.09%			
Adults	4,559	81.5%	3,846	82.5%
Children under 18	1,035	18.5%	818	17.6%
Number of families with dependent children	346		470	
Individuals in families with dependent children	1,657	29.6%	1,285	27.6%
Individuals not in families	3,937	70.4%	3,379	72.5%

Source: South Carolina Homeless Coalition, 2007 and 2009 Homeless Counts

The above data indicates that, while the number of homeless individuals in the state decreased between 2007 and 2009, the number of homeless families with children increased by 35.8%. This apparent contradiction is explained by the decrease in the average size of homeless families in South Carolina. In 2007, there were 4.8 individuals in each family with dependent children, and in 2009 there were only 2.7 – a decrease of nearly 50%. This decrease in family size, and the resulting

decrease in the total number of people in families, contributed significantly to the apparent downward trend, as the number of individuals not in families dropped less significantly, by only 558 people. In percentage terms, which reflects the distribution of the homeless population into sub groups with different needs:

- Single individuals continue to be the majority of the homeless in this state, representing between 70 and 73% of all homeless individuals.
- Adults continue to represent the single largest group and consistently about 82% of all homeless.
- Children under 18 years of age continue to represent a minority of the state's homeless at under 20% at each count. However the number of families with children was significantly higher as of the 2009 count, and the number of people in these families lower, indicating homeless families are becoming smaller.

Nationally trends are consistent with South Carolina. In the *2009 Annual Homeless Assessment Report to Congress* (AHAR) prepared by HUD, HUD reported that the total number of homeless individuals decreased slightly from 2007 to 2009, as did the number of individuals not in families and the number of people in families with children. Most notably, the most significant change nationally mirrors the state as well: the number of homeless families increased substantially, and when compared to 2008, a slightly higher percentage of families came from housed situations, indicating the greater toll the economic downturn is taking on families versus individuals. Comparable data as to housing situation, or lack thereof, prior to becoming homeless is not yet known, but anecdotal evidence suggests this is true in this state as well. Many parents are struggling to provide for their families, often staying with other family members, a situation which is fragile and likely to lead to homelessness as the next step. Doubled-up housing situations, which are difficult to detect in the homeless counts, represent families at risk of homelessness, and as these situations become more untenable, the number of homeless families may increase further. For the state, this may mean different types of housing are needed, as the state has traditionally had more beds for individuals than for families.

HOMELESS NEEDS GAP ANALYSIS

The consortiums have submitted their 2010 eHIC housing inventory charts to document current inventory and beds under development within the different shelter types. The gap analysis is based on the un-met needs analysis included in the eHIC reports. The data obviously is not perfect, as homeless people are difficult to count and because homelessness is a variable that changes with the season, economic conditions, etc. Point-in-time counts must be used to compare the inventory of existing and under-development emergency shelter and transitional housing beds, but experience in South Carolina has shown that the homeless count in this state, particularly in rural areas, is likely an under-estimate of true homelessness. This makes it more difficult to estimate need, or the gap between existing and planned facilities and the various homeless sub-populations. The number of

people threatened by homelessness is also constantly changing and the population group fluctuates in terms of numbers as well as needs. Table 3.6 is the Continuum of Care's best attempt at estimating the needs of the homeless population.

Figure 3.6
HUD Required Table 1 - Homeless Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	935	0	625
	Transitional Housing	1,486	2	696
	Permanent Supportive Housing	808	28	999
	Total	3,329	70	2,346
Chronically Homeless		387	338	
Persons in Families With Children				
Beds	Emergency Shelter	745	14	434
	Transitional Housing	786	36	385
	Permanent Supportive Housing	425	124	309
	Total	1,956	174	1,128

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households)	147	224	99	470
1. Number of Persons in Families with Children	321	618	346	1,285
2. Number of Single Individuals and Persons in Households without Children	1,284	926	1,169	3,379
(Add lines Numbered 1 & 2 Total Persons)	1,605	1,544	1,515	4,664
Part 2: Homeless Subpopulations	**Sheltered**		**Unsheltered**	**Total**
a. Chronically Homeless				481
b. Seriously Mentally Ill	535			
c. Chronic Substance Abuse	723			
d. Veterans	560			
e. Persons with HIV/AIDS	49			
f. Victims of Domestic Violence	741			
g. Unaccompanied Youth (Under 18)	42			

RURAL HOMELESSNESS

The underlying structural factors in rural areas are the same as those in urban areas and include lack of affordable housing, inadequate income and high unemployment and poverty. There is typically, however, less capacity on the part of homeless service providers, more limited quantities of affordable housing and limited transportation options linking housing that is affordable with employment centers. Homeless people in rural areas do tend to be homeless for shorter periods of time, but they are less likely to have health insurance and access to medical care. Transportation

again becomes a problem. Finally, poverty tends to be more persistent in rural areas of the state, median incomes and income growth rates lower and employment options more limited. All of this exacerbates the underlying causes of and risk factors for homelessness, making it harder to combat in rural areas.

A further complication lies in the absence of a widely agreed upon definition of rural. The US Census Bureau definition of non-metropolitan can be used to identify "rural" counties, as can the South Carolina Department of Revenue designation of counties that are not "developed," or which are "under developed," "least developed" and "distressed." The US Office of Management and Budget (OMB) has also developed a metropolitan classification system which can be used to capture degrees along the rural-urban continuum, extent of urbanization, and proximity to large and small metropolitan areas. All tend to reflect levels of economic opportunity, but under all systems, urban and rural classifications do not necessarily match up with county boundaries. Rural pockets exist in metropolitan as well as non-metropolitan areas in South Carolina. Homeless data, however, is available only at the county level and Continuum of Care regional level, and this makes it difficult to analyze rural homelessness issues in this state.

In South Carolina, data from the 2009 Homeless Count indicates an average rate of homeless per 10,000 population of 8.67% for metropolitan counties and 4.99% for non-metropolitan counties. All counties designated as developed by the SC Department of Revenue are metropolitan counties, and all distressed counties are non-metropolitan. The average rate of homelessness in developed metropolitan counties is 10.25%, and the average rate in distressed non-metropolitan counties is 5.92%. These figures are a little more reflective of the broad range of homelessness among South Carolina counties, but still mask regional differences which do not simply reflect level of urbanization or economic condition.

Figure 3.7
Average Homeless Rate Per 10,000 Population
South Carolina, 2009

JTC Designation	County Type		Average
	Metro Average	Non-Metro Average	
Developed	10.25		10.25
Moderately Developed	8.05	0.64	6.20
Under Developed	10.30	3.98	7.43
Least Developed	3.52	5.45	4.80
Distressed		5.92	5.92
Total	**8.67**	**4.99**	**6.67**

Source: SC Council on Homelessness, January 2009 Homeless Count Results

Only five counties had rates of homelessness in excess of 20%. None are developed counties; the second highest is Williamsburg County, a non-metropolitan distressed county; and the remainder are metropolitan counties ranging from developed to under developed. The contrary is also true, however. Of the 26 counties with homeless rates below the 6.67% state average, 12 are

metropolitan and 17 are non-metropolitan and the county status spans all categories: seven are distressed, three are developed and the remainder span all categories in between. What this tells us is that the patterns of homelessness in South Carolina are related to a whole host of factors, including geography.

Understanding and addressing homelessness in rural areas thus presents unique challenges. Research has shown that individuals who are homeless in rural areas tend to be employed, less likely to receive government assistance, experience shorter episodes of homelessness, and are more likely to live with family and friends. In addition, individuals in rural areas tend to have limited access to services and rural communities often have limited awareness about the problem of homelessness. Finally "doubled-up" individuals and families have previously been excluded from the HUD definition of homeless, and service providers in rural areas often have limited resources and limited capacity to conduct a thorough count. All of this makes it extremely difficult to get an accurate picture of the extent of homelessness in rural areas and typically results in an undercount of the number of homeless reported in rural areas.

HOMELESS STRATEGY

The overall goal of the state's homeless strategy is a complete and sustainable continuum of housing options for people experiencing or at risk of homelessness. This continuum of care should provide services that address factors that cause and prolong homelessness, and a "seamless," integrated delivery system should effectively link homeless individuals and families with public and private programs. In order to achieve measurable progress and an impact on the persistent issues underlying and resulting from homelessness, there must also continue to be a broad consensus and participation from leadership of key public and private stakeholders. A particular concern in this respect is the lack of funding for the SC Homeless Coalition and Council on Homelessness, without which there is no entity steering state level policy, leaving policy implementation up to the regional Continuums of Care (CoCs). Changes to HUD's homeless program to allow a Lead Entity at the CoC level should be pursued, as it offers an opportunity to encourage the broad participation needed to effectively implement the state's homeless strategy.

The state has identified various strategies to assist in reducing homelessness, and in particular for shortening the length of time individuals and families are homeless. One strategy proving effective is "housing first," the strategy of getting people into permanent housing as soon as possible after crisis stabilization then providing services while in the housing. The lack of affordable permanent housing across the state is a serious obstacle to implementing this strategy. Several regions in the state also lack the shelters to provide crisis stabilization. Another strategy involves improving access to mainstream resources (Medicaid, Temporary Assistance for Needy Families or TANF, Social Security programs) and reviewing discharge policies of public and private institutions (correctional facilities, hospitals, mental health facilities) to prevent homelessness. The State Homeless Council is a key mechanism for realizing these strategies.

Specific goals include:

- Establish a seamless integrated housing and service delivery system that effectively links individuals and families with the public and private programs needed to prevent homelessness.
- Assess the number and needs of persons being discharged from prisons, jails, public and private psychiatric hospitals and private hospitals to homeless shelters to determine the scope of issue statewide.
- Research successful models of state discharge/release policies and secure technical assistance by national intermediaries to provide on-site training to develop effective discharge policies for SC.
- Assess the need for new or reallocation of existing resources to implement state discharge policies (e.g. staff training).
- Partner with the Board of Realtors, Apartment Association, Appleseed Legal Justice Center to amend the Residential Landlord-Tenant Act based on the Ohio model.
- Identify sources of funding for emergency rent/mortgage payments, security/utility deposits to prevent eviction of renters or foreclosure of homeowners.
- Partner with the SC Vocational Rehabilitation Department and Department of Employment and Workforce to address the training/retraining needs of displaced workers to prevent homelessness.
- Identify or develop new resources to increase rent support or operating subsidy to sustain housing developments or programs targeting homeless individuals and families.
- Pursue partnerships with public housing authorities to prioritize homelessness for public housing programs, including the targeting of HUD Section 8 rent subsidies (tenant-based and project-based) for permanent supportive housing for homeless persons.
- Encourage Continuum of Care coalitions to apply for HUD Shelter Plus Care and Supportive Housing Program funds that will provide rental assistance to supportive housing developments for disabled homeless individuals and their families.

In addition to the above strategies, another objective is to increase the stock of affordable housing near services and amenities, an objective which is increasingly important as economic and financial distress becomes more severe. Inability to afford housing has always been a cause of homelessness, but as a result of the ongoing economic downturn, there has been a sharp increase in the number of families and individuals in shelters who were previously middle class. As the income levels drop, the numbers of those without adequate resources to afford housing are growing and creating even greater demand for the supply of existing affordable housing.

Substantial efforts have also been focused on increasing outreach and assessment with each new homeless count in South Carolina. More volunteers are recruited for each count, which enables expansion of outreach and assessment. In addition, the Blueprint to End Homelessness specifically

identified strategies for improving outreach and assessment beyond the counts, and "Safe Havens" and "Housing First" offer other opportunities for increasing outreach and replacing expensive crisis care with permanent housing with accompanying services on-site. Finally, varying forms of case management can also improve the success of outreach and enable effective assessment. As with housing, not all approaches will work with all homeless subpopulations, but in almost all cases, some level of case management is necessary to assess the situation, identify the underlying causes of homelessness, develop a treatment plan, provide crisis intervention services as appropriate and provide supportive services. Allowing multiple approaches again allows greater flexibility and better chances for success across a range of personality types, disabling conditions and causes of homelessness.

STRATEGY FOR ELIMINATING CHRONIC HOMELESSNESS

HUD has a goal for eliminating chronic homelessness by 2012, and HUD now requires states to identify similar strategies, including means for helping homeless persons make the transition to permanent housing and independent living.

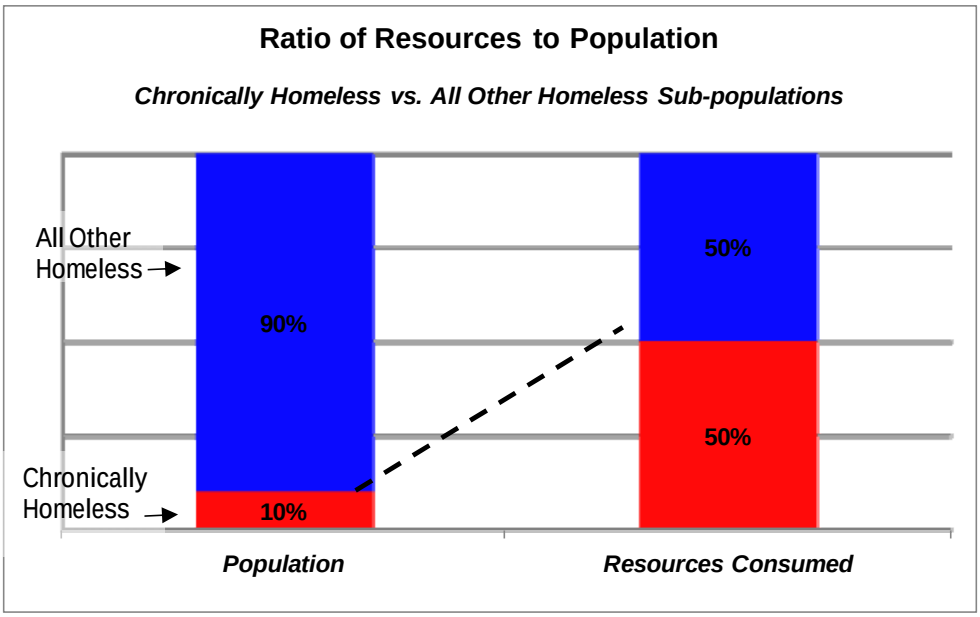
A successful strategy for addressing chronic homelessness begins with identifying and assessing the root causes of chronic homelessness, which may include:

- Difficulties in engaging this population
- Inadequate service capacity
- Lack of appropriate supported, permanent housing
- Poor discharge planning from public systems
- Inaccessibility of mainstream resources
- Fragmented systems of care
- Investment in stop-gap measures rather than permanent solutions

Armed with this knowledge, strategies fall into two major categories, prevention strategies which "close the front door" and reduce the number of people who become chronically homeless, and intervention strategies which "open the back door" and increase placement of people who are currently experiencing chronic homelessness into supported housing.

Nationwide, the chronically homeless population is estimated to represent from 10-20% of the total homeless population. In South Carolina, the chronically homeless represented a smaller 8.5% share of the total homeless in the state in 2007, but by 2009 had increased to 10.3% of the total population. The actual number of chronically homeless was essentially flat, changing very little from 477 in 2007 to 481 in 2009, but the total homeless population decreased significantly from 2007 to 2009, resulting in the higher percentage of chronically homeless in 2009. This seems to indicate that, while the state has been able to make progress in terms of overall homelessness, the need to address the hardest to reach and chronically homeless remains a priority.

Figure 3.8



As a whole, the chronically homeless sub-population absorbs a disproportionate amount of resources, as illustrated in Figure 3.8. Members of this group often face multiple, typically overlapping challenges, such as mental illness, chronic substance abuse, physical disabilities and other chronic health conditions, and are generally in need of special assistance as a result. The heavy demands these individuals place on a community encompass emergency medical services, psychiatric treatment, detox facilities, emergency shelter, and law enforcement and public safety, and as a result, make it both difficult and costly to provide services for the chronically homeless. Yet serving these individuals provides both individual and community benefits. Addressing the needs of this group not only frees up funds and resources that can be used to assist other populations, but also directly improves the lives of those for whom the homelessness cycle is broken. At the same time, addressing chronic homelessness also means addressing a visible, negative impact on a community and improving perceptions about safety and livability on the part of the community's residents, thereby helping to achieve a key community development objective of a more suitable living environment and helping to create and promote community sustainability.

Successful programs in other areas with heavy homeless populations have demonstrated the viability of innovative new strategies for engaging this homeless sub-population and providing housing prior to services and support. Research suggests that targeting programs to the chronically homeless and moving members of this group immediately into permanent, supportive housing is cost effective in the long run.

In addition to the above strategies, Continuum of Care organizations can work towards addressing this issue, both in the short-term and long-term, by coordinating with stakeholders to conduct assessments to determine whether additional beds for this subpopulation are needed, and if needed,

developing projects and submitting these projects in their COC application for funding. The result will hopefully be new beds for the chronically homeless and projects that will qualify for HUD's Permanent Housing Bonus. The COCs can also offer training, technical assistance and other support to ensure that newly funded projects are started and perform well, and to help maximize application scores and secure as much HUD funding as possible for projects that will help address chronic homelessness.

HOMELESS RESOURCES

Resources to assist with homelessness span programs, services and facilities. Programs include the Emergency Solutions Grant (ESG) program, which is covered by this Consolidated Plan and which has previously been known as the Emergency Shelter Grant program. ESG grant funding is in addition to funding obtained by the COCs each year through HUD's competitive COCs program. The Continuums of Care target their funding to shelters in their region. Finally, emergency and transitional shelter, permanent supportive housing, and essential and supportive services are generally provided by the entities that compete for and receive funding from the state ESG program and the regional COCs, but many additional entities are also involved in providing either homeless services, shelter, or the increasingly important assistance to those who are at risk of becoming homeless.

Since the preparation of the previous Consolidated Plan, significant changes have occurred with respect to programs dealing with homelessness. In 2009, the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act was enacted and represented the first major reauthorization and amendment to the McKinney-Vento Homeless Assistance Act since 1992. The Act made substantial changes to existing programs, including:

- Consolidating HUD's competitive grant programs,
- Creating a Rural Housing Stability Program (for states with COC regions that do not have a Metropolitan Statistical Area within their boundaries and which will not be applicable to South Carolina),
- Changing HUD's definition of homelessness and chronic homelessness to make them consistent with those of other Federal agencies,
- Simplifying match requirements for COC funding,
- Increasing homeless prevention resources, and
- Increasing the emphasis upon outcomes and performance.

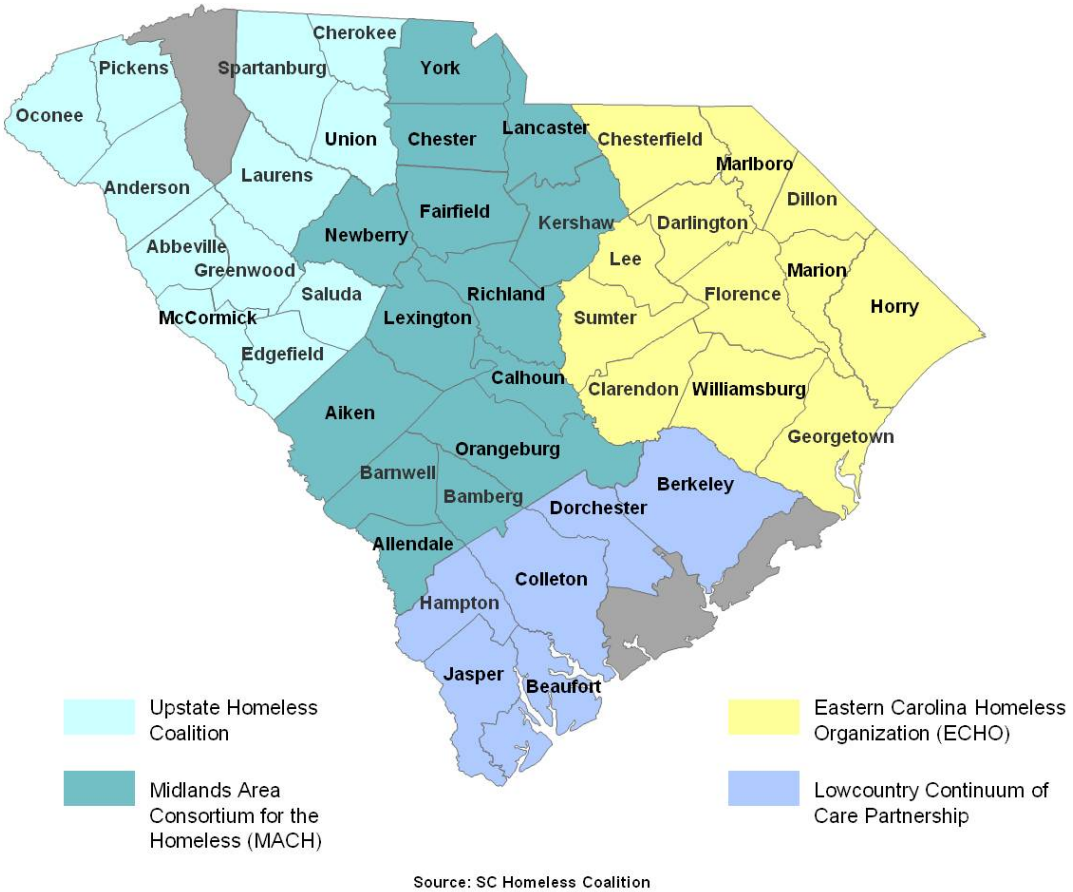
The existing programs consolidated into a single Continuum of Care program under the HEARTH Act include the Supportive Housing Program, the Shelter Plus Care program, and the Moderate Rehab/SRO program. The goal is to provide a more flexible and responsive program that promotes community wide commitment to ending homelessness, while also providing funding to rapidly re-house homeless individuals and families, help them access mainstream services and optimize self-

sufficiency. The new Act also places an increased emphasis on families and the welfare and education of children in families, homeless prevention and rural homelessness, and it was the source of the new definitions of people who are at risk of becoming homeless and chronically homeless.

CONTINUUMS OF CARE

Historically, the state has been divided into five regional homeless coalitions or continuums of care (COCs) since 1995. All current data, including the 2009 Homeless Count, reflect these five regions; however, in 2010 the two COCs serving the geographic region known as the Pee Dee, the Total Care and Pee Dee area coalitions, have merged to form the new Eastern Carolina Homeless Organization (ECHO) COC, which brings the number of COCs in the state down to four. Figure 3.9 illustrates the continuums of care and the counties they serve.

Figure 3.9
South Carolina Homeless Continuum of Care Service Areas



Source: SC Homeless Coalition

As of the start of the last plan period in 2006, the Continuum of Care did not span the entire state, and there remained ten counties that were not served by a COC. This too has changed since the last plan period, with the Midlands Area Consortium for the Homeless (MACH) expanding to serve additional counties. Homeless services provided by Continuum of Care organizations can now be

accessed from any county in the state, and the move to consolidate two of the state's smaller COCs continues this trend toward improving access to services.

The primary purpose of a continuum of care is to function as a planning organization to identify and meet the needs of the homeless in their communities by developing a seamless system of care to support homeless people from the street into permanent housing. The continuums participate in many activities:

- Estimating the extent and needs of the homeless.
- Coordinating services.
- Developing new services according to need.
- Securing funding to sustain activities.
- Expanding and developing programs.
- General education; and one of the most important functions.
- Advocacy.

Membership includes homeless organizations, individuals, non-government service providers, housing providers and developers, local government, local and county social service agencies, faith based institutions and business leaders.

EMERGENCY SOLUTIONS GRANT PROGRAM

The Emergency Solutions Grant program represents a new generation of the Emergency Shelter Grant (ESG) program, which will replace the current program for years subsequent to HUD issuing final guidance and regulations for the new Solutions program. Current indications are that this will occur after preparation of the Consolidated Plan for public comment and after submittal, delaying implementation of the program in its new Emergency Solutions form until program year 2012. For 2011, the program will continue to operate under the existing ESG program.

The American Recovery and Reinvestment Act of 2009 created the innovative Homeless Prevention and Rapid Re-Housing Program (HPRP), which laid the groundwork for preventive and re-housing activities included in the new Emergency Solutions version of ESG. Once effective, the Emergency Solutions program will be broader, and it will represent HUD's now greater emphasis on preventing homelessness for those at risk and responding rapidly to re-house individuals and families that have become homeless. Changes to the program will emphasize:

- Re-housing or improving the housing situations of people who are homeless or at risk of homelessness in the geographic area;
- Stabilizing the housing of people who are in imminent danger of losing housing; and
- Improving the ability of the lowest-income residents of the community to afford stable housing.

Prevention and re-housing activities will be available to persons who have less than 30 percent of the area median income and who move frequently, live doubled up, are facing eviction, live in severely crowded conditions, live in a hotel or motel or are exiting an institution. This is a change in eligibility which brings the new ESG program in line with that of other Federal programs. Eligible prevention services will include rent, utility and security deposit assistance, legal services, credit repair, and other stabilization activities. Re-housing services will include actions such as assisting with housing search, rental assistance for permanent or transitional housing, moving expense assistance and the provision of security or utility deposits. Funds for facilities will continue to be eligible for construction, leasing, or rehabilitation but will also include transitional and permanent supportive housing and the rehabilitation of residences to make them habitable.

The range of eligible activities still includes emergency shelter, essential and supportive services and outreach activities, but the new Solutions program requires that at least 40 percent of annual ESG funds be dedicated to homelessness prevention or re-housing. This substantially increases preventive resources and underscores HUD's prevention and re-housing priorities.

Another key change in the new Emergency Solutions program revolves around the issue of rural homelessness. The program will define a rural area for the nation as a whole and ensure that rural shelters, transitional and supportive housing and service providers can more effectively compete for funding nationwide, by requiring that agencies score applicants in rural areas only against other rural applicants. However, rural areas correspond to COC regions without a Metropolitan Statistical Area within their boundaries, and no COC in South Carolina meets this definition. Final HUD guidance and regulations will be reviewed carefully to identify any variations on this rural definition which will expand applicability to South Carolina.

HOMELESS FACILITIES

There are several different types of facilities for homeless persons to obtain shelter, food, services and other assistance. There are emergency shelters, transitional housing, safe havens or houses, and shelters that specifically serve either families, males or females. Figure 3.10, presented on the following pages, shows the inventory of facilities provided by each COC region, as well as the inventory of facilities maintained by the ESG Program.

DISCHARGE COORDINATION POLICY

Various agencies in the state (including but not limited to the Governor's Office of Economic Opportunity and the SC Departments of Social Services, Mental Health, Vocational Rehabilitation, Corrections and Juvenile Justice) have established policies for the discharge of persons from publicly funded institutions or systems of care. The purpose of these policies is to prevent such discharge from immediately resulting in homelessness, as discharge without a known, post-discharge housing situation falls in the category of "at risk of homelessness" under the new HUD definition. As such, all agencies involved in preventing homelessness will be evaluating their discharge policies. There is,

however, no state level discharge policy or a state level mandate requiring specific agency participation. Those agencies covered by the Consolidated Plan and/or having funds authorized by the McKinney-Vento Act have their own discharge policies and coordinate with other agencies to the maximum extent practicable.

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
					A	B	Beds	Units	Beds	Units	
Lowcountry	Emergency Shelter	Christ Central Shelter	Christ Central Shelter	C	SM		0	0	15	0	0
Lowcountry	Emergency Shelter	Citizens Opposed to Domestic Violence	Citizens Opposed to Domestic Violence	C	SF & HC	DV	24	6	0	0	0
Lowcountry	Emergency Shelter	Crisis Ministries	Emergency Shelter	C	SMF & HC		30	1	70	0	0
Lowcountry	Emergency Shelter	Dorchester Interfaith Outreach Ministries	Palmetto House	C	SMF & HC		13	4	14	0	1
Lowcountry	Emergency Shelter	Lil Owl Care Assistance	Caring and Sharing Community Center	C	SMF & HC		20	1	25	0	0
Lowcountry	Emergency Shelter	Lowcountry Community Action Agency	Safe Haven	C	SF & HC		18	6	6	0	1
Lowcountry	Emergency Shelter	My Sister's House	My Sister's House	C	SF & HC	DV	26	8	0	0	
Lowcountry	Emergency Shelter	Salvation Army	Red Shield Lodge	C	SM		0	0	4	0	0
Lowcountry	Emergency Shelter	Tri-County Family Ministries	Families in Transition	C	SF & HC		8	2	0	0	
Lowcountry	Permanent Supportive Housing	Charleston County Human Services Commission	New Promise Permanent Housing	C	SMF		0	0	5	5	100%
Lowcountry	Permanent Supportive Housing	Charleston Dorchester Mental Health Center / City of Charleston Housing Authority	Mental Health Cottages	C	SMF		0	0	8	0	0%
Lowcountry	Permanent Supportive Housing	City of Charleston Housing Authority	Enston Homes (Project 93)	C	SMF		0	0	12	0	100%
Lowcountry	Permanent Supportive Housing	Family Services Inc.	Lease on Life	C	SMF		0	0	20	20	100%
Lowcountry	Permanent Supportive Housing	Humanities Foundation	Laurel Hill Apartments	C	SMF		0	0	3	0	100%
Lowcountry	Permanent Supportive Housing	Humanities Foundation	North Central Apartments	C	SMF		0	0	4	0	100%
Lowcountry	Permanent Supportive Housing	Humanities Foundation	Sea Island Apartments	C	SMF & HC		6	3	2	0	100%
Lowcountry	Permanent Supportive Housing	Humanities Foundation	Shady Grove Apartments	C	SMF		0	0	7	0	100%
Lowcountry	Permanent Supportive Housing	Humanities Foundation	Seven Farms Apartments	C	SMF		0	0	10	10	100%
Lowcountry	Permanent Supportive Housing	Ralph Johnson Veterans' Center	HUD VASH	N	SMF	VET	20	10	50	0	0%

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Lowcountry	Permanent Supportive Housing	The ACCESS NETWORK Inc	Permanent Housing for the Chronically Homeless in Beaufort Colleton Hampton and Jasper Counties	C	SMF		0	0	9	9	100%
Lowcountry	Permanent Supportive Housing	The ACCESS NETWORK Inc	Permanent Housing for the Homeless in Beaufort Colleton Hampton and Jasper Counties	C	SMF		0	0	12	0	100%
Lowcountry	Permanent Supportive Housing	Volunteers of America	Oaks at Sumner	C	SMF		0	0	10	0	0%
Lowcountry	Transitional Housing	Carolina Homeless Veterans	McLeod Manor	C	SM	VET	0	0	26	0	0%
Lowcountry	Transitional Housing	Salvation Army	Red Shield Lodge	C	SM		0	0	16	0	0%
Lowcountry	Transitional Housing	Charleston County Human Services Commission	Road to Stability	C	HC		20	10	0	0	
Lowcountry	Transitional Housing	Chesapeake Health Education Program	Veterans' Villas	C	SMF	VET	0	0	20	0	0%
Lowcountry	Transitional Housing	City of Charleston Housing Authority	Project 88	C	SMF		0	0	16	0	100%
Lowcountry	Transitional Housing	City of Charleston Housing Authority	Enston Homes (Project 93)	C	SMF		0	0	8	0	100%
Lowcountry	Transitional Housing	Crisis Ministries	TLC House	UD	HC		12	4	0	0	
Lowcountry	Transitional Housing	Crisis Ministries	Transitional Housing for Veterans	C	SMF	VET	0	0	24	0	100%
Lowcountry	Transitional Housing	Family Promise of Beaufort County	Family Promise	C	HC		14	4	0	0	
Lowcountry	Transitional Housing	Florence Crittenton Services of SC	Nunan Street Apartments	C	HC		20	10	0	0	
Lowcountry	Transitional Housing	Good Neighbor Center	Veterans' Center	C	SM	VET	0	0	35	0	0%
Lowcountry	Transitional Housing	Salvation Army	Red Shield Lodge Transitional Housing	C	SM		0	0	16	0	0%
MACH	Emergency Shelter	Bethel United Methodist Church	Bethel Seasonal Shelter	N	SM		0	0	0	0	10
MACH	Emergency Shelter	CASA Family System	CASA - ES - DV	C	HC	DV	16	5		16	
MACH	Emergency Shelter	Christ Central	Christ Central Allendale - ES	C	SM		0	0	12	12	
MACH	Emergency Shelter	City of Columbia	City of Columbia Winter Shelter - seasonal	C	SMF		0	0	0	0	200
MACH	Emergency Shelter	Cumbee Center	Cumbee Center - ES	C	SF & HC	DV	16	5	4	20	

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
MACH	Emergency Shelter	Family Promise of Lancaster	Family Promise of Lancaster - ES	C	HC		0	0		0	
MACH	Emergency Shelter	Family Shelter	Family Shelter - ES	C	HC		40	15		40	
MACH	Emergency Shelter	Oliver Gospel	Oliver Gospel Mission - ES	C	SM				46	46	
MACH	Emergency Shelter	Pilgrim's Inn	Pilgrim's Inn Dorothy Bing Inn - ES	C	SMF & HC		10	3	7	17	
MACH	Emergency Shelter	Safe Passage	Safe Passage Rock Hill - ES	C	SF & HC	DV	20	4	5	25	
MACH	Emergency Shelter	Salvation Army Aiken	Salvation Army Aiken - ES	C	SMF & HC		18	4	14	32	
MACH	Emergency Shelter	Salvation Army Rock Hill	Salvation Army Rock Hill Warming Center - seasonal	C	SF & HC		0	0	0	0	10
MACH	Emergency Shelter	Samaritan House Orangeburg	Samaritan House - ES	C	SMF				16	16	
MACH	Emergency Shelter	Sistercare	Sistercare - ES - DV	C	SF & HC	DV	36	14	30	66	
MACH	Emergency Shelter	The Haven Men's Shelter Inc.	The Haven - ES	C	SM				15	15	
MACH	Emergency Shelter	Women's Shelter	Women's Shelter - ES	C	SF				11	11	
MACH	Permanent Supportive Housing	Columbia Housing Authority	CHA Chronic - PSH	C	SMF				6	6	100%
MACH	Permanent Supportive Housing	Columbia Housing Authority	CHA Disabled - PSH	C	SMF				13		100%
MACH	Permanent Supportive Housing	Columbia Housing Authority	CHA Section 8 Vouchers - PSH	C	HC		40	25			
MACH	Permanent Supportive Housing	Family Shelter	Family Shelter PATH HUD - PSH	C	HC		11	4			
MACH	Permanent Supportive Housing	Healing Properties	Healing Properties I & II - PSH	C	SMF & HC		50	15	34		100%
MACH	Permanent Supportive Housing	MHA Aiken	MHA Aiken Scattered Site - PSH	C	HC		3	1			
MACH	Permanent Supportive Housing	MHA SC	MHA SC Aiken Scattered Site - PSH	C	SMF & HC		8	3	7		100%
MACH	Permanent Supportive Housing	MHA SC	MHA SC Allendale Scattered Site - PSH	C	HC		2	1	0		
MACH	Permanent Supportive Housing	MHA SC	MHA SC Bamberg Scattered Site - PSH	C	SMF				4		100%
MACH	Permanent Supportive Housing	MHA SC	MHA SC Barnwell Scattered Site - PSH	C	SMF & HC		4	2	4		100%
MACH	Permanent Supportive Housing	MHA SC	MHA SC Orangeburg Scattered Site - PSH	C	SMF & HC		24	11	0		
MACH	Permanent Supportive Housing	MIRCI	MIRCI Homebase I MIRCI - PSH	C	SMF & HC		16	7	21		100%
MACH	Permanent Supportive Housing	MIRCI	MIRCI Homebase II - PSH	C	SMF & HC		4	2	27		100%

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
MACH	Permanent Supportive Housing	MIRCI	MIRCI Homebase III - PSH	C	SM				13	13	100%
MACH	Permanent Supportive Housing	MIRCI	MIRCI Homebase IV - PSH	C	SMF				7	7	100%
MACH	Permanent Supportive Housing	Palmetto Base State Camp	Palmetto Base State Camp Scattered Site - PSH	C	SMF & HC	VET	3	1	14		100%
MACH	Permanent Supportive Housing	Pilgrim's Inn	Homebase I - Pilgrim's Inn - PSH	C	SMF & HC		7	3	2		100%
MACH	Permanent Supportive Housing	Region 3 Housing Authority	Region 3 Housing Authority Section 8 Vouchers - PSH	C	HC		10	3			
MACH	Permanent Supportive Housing	Sistercare	Permanent III	C	SF & HC	DV	45	11	1		
MACH	Permanent Supportive Housing	Sistercare	Sistercare Permanent I - PSH	C	SF & HC	DV	12	4	2	0	
MACH	Permanent Supportive Housing	Sistercare	Sistercare Permanent II - PSH	C	SF & HC	DV	34	11	6		
MACH	Permanent Supportive Housing	TN Development	TN Development Oak Hill - PSH	C	SMF				29	1	100%
MACH	Permanent Supportive Housing	USC School of Medicine	USC Housing First - PSH	C	SMF				25	25	100%
MACH	Permanent Supportive Housing	Women's Shelter	Women's Shelter - PSH	C	HC		10	4			
MACH	Transitional Housing	Alston Wilkes Society	Alston Wilkes VA Home - TH	C	SM	VET			18	18	
MACH	Transitional Housing	Christ Central	Christ Central Allendale - TH	C	SF & HC		6	2	6	12	
MACH	Transitional Housing	Christ Central	Christ Central Good Samaritan House - TH	C	SMF				24	24	
MACH	Transitional Housing	Christ Central	Christ Central Hannah House - TH	C	SF & HC		29	10	12	41	
MACH	Transitional Housing	Christ Central	Christ Central Samaritan's Well - TH	C	SF & HC		10	4	4	14	
MACH	Transitional Housing	Christ Central	Christ Central Transitional Retreat - TH	C	SM	VET			32	32	
MACH	Transitional Housing	Christ Gate	Christ Gate - TH	C	SF & HC		9	3	3	12	
MACH	Transitional Housing	Elmwood Church of God	Elmwood Church of God Stepping Stones - TH	C	SM				26	26	
MACH	Transitional Housing	Family Shelter	Family Shelter PATH Program - TH	C	HC		15	7		15	

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
MACH	Transitional Housing	Four Vision Foundation	Four Vision Foundation - TH	C	SF				8	8	
MACH	Transitional Housing	Growing Home Southeast	Growing Home Leaphart Place - TH	C	SMF				6	6	
MACH	Transitional Housing	His House	His House Mission - TH	C	SM				27	27	
MACH	Transitional Housing	Interfaith Hospitality Network	Interfaith Hospitality Network Scattered Site - TH	C	HC		10	4		10	
MACH	Transitional Housing	Killingsworth	Killingsworth - TH	C	SF				19	19	
MACH	Transitional Housing	Lutheran Family Services	Lutheran Family Services - TH	C	SF	VET			7	7	
MACH	Transitional Housing	MHA Aiken	MHA Aiken Nurture Home - TH	C	SF & HC		11	5	1	12	
MACH	Transitional Housing	Oliver Gospel	Oliver Gospel Mission - TH	C	SM				42	42	
MACH	Transitional Housing	Pilgrim's Inn	Pilgrim's Inn Tricia Court - TH	C	SMF & HC		10	3	2	12	
MACH	Transitional Housing	Providence Home	Providence Home - TH	C	SM				10	10	
MACH	Transitional Housing	Salvation Army Rock Hill	Salvation Army Rock Hill - TH	C	HC		12	4		12	
MACH	Transitional Housing	Samaritan House Orangeburg	Samaritan House - TH	C	SMF & HC		6	3	20	26	
MACH	Transitional Housing	Tender Hearts Ministries of York County	Tender Hearts - TH	C	SF & HC		6	2	4	10	
MACH	Transitional Housing	The Turning Point of Chester	The Turning Point of Chester - TH	C	SM				8	8	
MACH	Transitional Housing	TLC Ministries	TLC Ministries - TH	C	SM				10	10	
MACH	Transitional Housing	Trinity Housing Corp.	Trinity Housing St. Lawrence Place - TH	C	HC		71	30		71	
MACH	Transitional Housing	United Way Kershaw	United Way Kershaw New Day on Mill - TH	C	HC		12	5		12	
MACH	Transitional Housing	Women's Shelter	Women's Shelter - TH	C	SF				22	22	
Pee Dee	Emergency Shelter	Pee Dee Against Domestic and Sexual Assault	Shelter 1	C	SMF	DV	25	25	0	0	
Pee Dee	Emergency Shelter	Pee Dee Against Domestic and Sexual Assault	Wallace Center	C	SF	DV	25	25	0	0	

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Pee Dee	Emergency Shelter	Pee Dee Community Actions Agency Dillon	Dillon ES	C	SM & HC		5	2	13	0	0
Pee Dee	Emergency Shelter	Resurrection Restoration	RRCHI ES	C	SM & HC		2	1	6	0	1
Pee Dee	Emergency Shelter	Salvation Army	Salvation Army ES	C	SMF		0	0	12	0	1
Pee Dee	Emergency Shelter	The Naomi Project	Naomi Shelter	C	SMF		1	1	8	0	1
Pee Dee	Emergency Shelter	The Naomi Project	Naomi Shelter	C	SMF	DV	0	0	12	0	0
Pee Dee	Permanent Supportive Housing	CDC of Marlboro County	Cheraw Apartments	C	HC		16	2	80	8	100%
Pee Dee	Permanent Supportive Housing	Owl's Nest Recovery	Owl's Nest	C	SMF	VET	0	0	12	3	100%
Pee Dee	Permanent Supportive Housing	Pee Dee Coalition Against Domestic and Sexual Assault	Wallace Shelter	C	SF	DV	3	3	36	0	0%
Pee Dee	Transitional Housing	House of Hope of the Pee Dee	Women's Shelter	C	SF		0	0	35	0	100%
Pee Dee	Transitional Housing	House of Hope of the Pee Dee	Men's Shelter	C	SM		0	0	31	0	97%
Pee Dee	Transitional Housing	Owl's Nest Recovery	Men's Shelter	C	SM		0	0	193	0	100%
Pee Dee	Transitional Housing	Owl's Nest Recovery	Women's Shelter	C	SF	DV	0	0	110	0	0%
Pee Dee	Transitional Housing	PDCAA Transitionlal Shelter	Women's Shelter	C	SF		34	6	34	0	100%
Pee Dee	Transitional Housing	PDCAA Transitionlal Shelter	Men's Shelter	C	SM		30	1	34	0	100%
Pee Dee	Transitional Housing	Resurrection Restoration	Transitional Shelter	C	SMF & HC		0	0	6	0	100%
Pee Dee	Transitional Housing	Pee Dee Against Domestic and Sexual Assault	New Beginnings	N	SF	DV	30	2	20	0	0%
Total Care	Permanent Supportive Housing	Any Length Recovery Inc.	Any Length Recovery Center	C	SMF		0	0	68	7	100%
Total Care	Permanent Supportive Housing	Home Alliance Inc.	Alliance Inn Apartments	C	HC		21	5	5	5	100%
Total Care	Permanent Supportive Housing	Home Alliance Inc.	Balsam Place Apts	C	SM		0	0	25	0	100%
Total Care	Permanent Supportive Housing	Myrtle Beach Housing Authority (MBHA)	Shelter Plus Care	C	SM & HC		30	11	23	3	100%
Total Care	Permanent Supportive Housing	Myrtle Beach Housing Authority (MBHA)	Supportive Housing	C	SM		8	2	3	0	100%

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Total Care	Permanent Supportive Housing	Tara Hall for Boys	Tara Hall	C	YM		18	2	15	1	0%
Total Care	Permanent Supportive Housing	Waccamaw Housing Inc.	Porter Place Apartments I	C	SMF		0	0	12	12	100%
Total Care	Permanent Supportive Housing	Waccamaw Housing Inc.	Porter Place Apartments II	N	SMF		0	0	8	8	100%
Total Care	Permanent Supportive Housing	Georgetown Mental Health Assoc.	Meadowlands	N	SMF		0	0	12	12	100%
Total Care	Permanent Supportive Housing	Any Length Recovery Inc.	Alliance Inn Apartments	UD	HC		117	34	3	3	0%
Total Care	Permanent Supportive Housing	Home Alliance Inc.	Wither/Warrens Apartments	UD	SMF		0	0	9	9	100%
Total Care	Transitional Housing	Any Length Recovery Inc	Any Length Recovery Center	C	SMF		0	0	7	0	100%
Total Care	Transitional Housing	Center for Women & Children	Center for Women & Children	N	SMF		24	5	0	0	
Total Care	Transitional Housing	Horry County Shelter Home	Horry County Shelter	C	YMF		0	0	33	0	0%
Total Care	Transitional Housing	Horry Street House	Horry Street House	C	SMF		0	0	5	0	0%
Total Care	Transitional Housing	New Life House	New Life House	C	SM		0	0	9	0	100%
Total Care	Transitional Housing	People for Caring	People for Caring	C	SF		4	1	0	0	
Total Care	Transitional Housing	Promise Land	Promise Land Recovery	C	SM		12	6	20	0	100%
Total Care	Transitional Housing	Sea Haven	Project Live	C	YMF		0	0	9	0	100%
Total Care	Transitional Housing	Home Alliance, Inc	Alliance Inn Apartments	C	HC		117	34	5	0	100%
Total Care	Transitional Housing	Street Reach Ministries of Myrtle Beach Inc.	Street Reach Mission	C	SM		0	0	15	0	100%
Total Care	Transitional Housing	Street Reach Ministries of Myrtle Beach Inc.	Street Reach Mission	N	SMF		0	0	15	0	100%
Total Care	Transitional Housing	Wateree Community Actions Inc.	WCAI Trans-Aid	C	HC		46	9	0	0	
Total Care	Transitional Housing	Williamsburg Enterprise Community Commission	WECC Transitional	C	SMF		27	3	6	0	100%
Total Care	Transitional Housing	Saint Cyprian's	Saint Cyprian Apts	C	SMF		0	0	4	0	0%

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Total Care	Transitional Housing	Home Alliance, Inc	Alliance Inn Apartments	UD	HC		-117	-34	-5	0	0%
Total Care	Transitional Housing	Horry County Shelter Home	Horry County Shelter	UD	YMF		0	0	-33	0	0%
Total Care	Emergency Shelter	American Red Cross of Horry County	American Red Cross	C	HC		0	0	0	0	
Total Care	Emergency Shelter	Catholic Charities	Catholic Charities	C	SM		0	0	0	0	
Total Care	Emergency Shelter			UD	SM		0	0	0	0	
Total Care	Emergency Shelter	Citizens Against Spouse Abuse (CASA)	CASA Georgetown	C	SMF	DV	8	8	2	0	0
Total Care	Emergency Shelter	Citizens Against Spouse Abuse (CASA)	CASA Myrtle Beach	C	SMF	DV	20	8	5	0	0
Total Care	Emergency Shelter	Coastal Rescue Mission	Beautiful Gate	C	HC		0	0	0	0	
Total Care	Emergency Shelter	Emmanuel's Church	Emmanuel Emergency House	C	SM		0	0	15	0	0
Total Care	Emergency Shelter	Friendship Place	Georgetown Friendship Place	C	SM		0	0	4	0	0
Total Care	Emergency Shelter	Georgetown Salvation Army	TSA Shelter	C	YM		0	0	0	0	
Total Care	Emergency Shelter	Greenhouse Runaway	Greenhouse Runaway	C	YMF		0	0	12	0	0
Total Care	Emergency Shelter	Horry County Shelter Home	Shelter Home	C	YMF		0	0	28	0	0
Total Care	Emergency Shelter	Joseph's Place	Joseph's Place	C	SMF		0	0	0	0	
Total Care	Emergency Shelter	Jubilation House Inc.	Myrtle Beach Haven	C	SMF & HC		16	5	0	0	
Total Care	Emergency Shelter	Jubilation House Inc.	Myrtle Beach Haven Expansion	N	SMF & HC		28	9	0	0	
Total Care	Emergency Shelter	Lighthouse of Hope	Lighthouse of Hope	C	SM		8	4	8	0	1
Total Care	Emergency Shelter	People for Caring	People for Caring	C	SF		4	2	0	0	
Total Care	Emergency Shelter	Sea Haven Inc.	Project Live	C	YMF		0	0	9	0	1
Total Care	Emergency Shelter	Street Reach Ministries of Myrtle Beach Inc.	Street Reach Mission	C	SMF		0	0	45	0	1
Total Care	Emergency Shelter	Street Reach Ministries of Myrtle Beach Inc.	Street Reach Mission	N	SMF		0	0	25	0	1
Total Care	Emergency Shelter	Sumter Samaritan House	Samaritan House	C	SM		0	0	22	0	1
Total Care	Emergency Shelter	WCAI Emergency Shelter	WCAI ES	C	SF		0	0	0	0	
Upstate	Permanent Supportive Housing	Homes of Hope	Permanent Housing program	C	SMF		0	0	4	1	100%
Upstate	Permanent Supportive Housing	Meg's House	Project HOPE	C	SMF	VET	0	0	18	18	100%
Upstate	Permanent Supportive Housing	Mental Health Association (Cherokee)	Hope House	C	SMF		0	0	5	0	0%
Upstate	Permanent Supportive Housing	Project Care	PRIDE	C	SMF	HIV	0	0	12	6	100%

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Upstate	Permanent Supportive Housing	SC Dept. of Mental Health	Shelter Plus Care (Greenville)	C	SMF & HC		15	6	7	3	100%
Upstate	Permanent Supportive Housing	SC Dept. of Mental Health	Shelter Plus Care (Spartanburg)	C	SMF & HC		3	1	19	6	100%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	HOME	C	SMF & HC		2	1	16	6	100%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	Draymont Ridge I	C	SMF		0	0	8	3	0%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	RAVE	C	SMF		0	0	19	19	100%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	Reedy Place	C	SMF		0	0	3	0	100%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	Collette Vista	UD	SMF		0	0	8	8	0%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	Sunset Village	C	SMF		0	0	10	10	100%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	Reedy Place II	UD	SMF		0	0	8	8	0%
Upstate	Permanent Supportive Housing	Upstate Homeless Coalition of SC	Stribling Place	C	SMF		0	0	3	1	0%
Upstate	Permanent Supportive Housing	Meg's House	Operation Impact	N	SMF		0	0	18	18	0%
Upstate	Safe Haven	Upstate Homeless Coalition of SC	Reedy Place	C	SMF		0	0	12	0	100%
Upstate	Transitional Housing	Bethesda House	Bethesda House	C	SMF & HC		4	1	9	0	0%
Upstate	Transitional Housing	Families Incorporated	Families Incorporated	C	SF		0	0	20	0	0%
Upstate	Transitional Housing	Greenville Area Interfaith Hospitality Network	GAIHN Transitional Housing	C	HC		38	10	0	0	
Upstate	Transitional Housing	Healing Ground	Healing Ground	C	SM	VET	0	0	8	0	0%
Upstate	Transitional Housing	Homes For Life	Homes For Life	C	YM		0	0	14	0	100%
Upstate	Transitional Housing	Homes of Hope	Samaritan Village	C	SM		0	0	12	0	100%
Upstate	Transitional Housing	Lutheran Family Services	Kinard Manor	C	SM	VET	0	0	10	0	0%
Upstate	Transitional Housing	Meg's House	Meg's House Transitional Housing	C	SF	DV	0	0	9	0	0%

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Upstate	Transitional Housing	Meg's House	Lakeland's Rural Transitional Housing	C	SF & HC		45	20	5	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Renewal	C	SF		0	0	20	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Overcomers	C	SM		0	0	60	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Transitional Housing program	C	SM		0	0	6	0	100%
Upstate	Transitional Housing	Salvation Army (Anderson)	Salvation Army	C	SMF		0	0	8	0	0%
Upstate	Transitional Housing	Salvation Army (Greenville)	CSRC	C	SM		0	0	40	0	100%
Upstate	Transitional Housing	Salvation Army (Greenville)	Men's Transitional	C	SM		0	0	6	0	100%
Upstate	Transitional Housing	Shalom House	Shalom House	C	SF		0	0	9	0	0%
Upstate	Transitional Housing	SHARE	CHANGE	C	HC		34	10	0	0	
Upstate	Transitional Housing	SHARE	Perry Place	C	HC		16	4	0	0	
Upstate	Transitional Housing	SHARE	WE CARE	C	SMF & HC		92	30	7	0	100%
Upstate	Transitional Housing	Soteria Ministries	Soteria Ministries	C	SMF		0	0	21	0	0%
Upstate	Transitional Housing	Turning Point	Turning Point	C	SM		0	0	120	0	0%
Upstate	Transitional Housing	Upstate Homeless Coalition of SC	Transitions 2000 - Judson	C	HC		4	2	0	0	
Upstate	Transitional Housing	Upstate Homeless Coalition of SC	Transitions 2000 - Spartanburg	C	SMF & HC		25	9	2	0	100%
Upstate	Transitional Housing	Upstate Homeless Coalition of SC	Transitions 2000 - Oconee-Anderson-Laurens	C	SMF & HC		25	10	5	0	100%
Upstate	Transitional Housing	Upstate Homeless Coalition of SC	Transitions 2000 - Cherokee-Union	C	SMF & HC		23	9	2	0	100%
Upstate	Transitional Housing	Women Reaching Out	Women Reaching Out	C	SF		0	0	10	0	0%
Upstate	Transitional Housing	Butterfly Foundation	Butterfly Foundation	UD	SMF & HC		24	10	2	0	0%
Upstate	Transitional Housing	Spartanburg Interfaith Hospitality Network	Spartanburg Interfaith Hospitality Network	N	HC		12	3	0	0	

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Upstate	Transitional Housing	Miracle Hill Ministries	Edwards Transition House	N	SF		0	0	6	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Rolling Green Transition House	N	SF		0	0	6	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Cyrus Court Transition House	N	SM		0	0	6	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Grace Point 1	N	SM		0	0	6	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Grace Point 2	N	SM		0	0	6	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Grace Point 6	N	SM		0	0	4	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Grace Point 10	N	SM		0	0	4	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Grace Point 14	N	SM		0	0	6	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Grace Point 30	N	SM		0	0	4	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Henderson Transition House	N	SM		0	0	6	0	100%
Upstate	Transitional Housing	Miracle Hill Ministries	Beech Street House	N	SM		0	0	4	0	100%
Upstate	Emergency Shelter	Anderson Sunshine House	Anderson Sunshine House	C	HC		31	8	0	0	
Upstate	Emergency Shelter	Anderson Sunshine House	Stay Lodge	C	HC		0	0	0	0	
Upstate	Emergency Shelter	Anderson Sunshine House	Trey's House	C	HC		6	1	0	0	
Upstate	Emergency Shelter	Deborah's House	Deborah's House	C	SF		0	0	4	0	0
Upstate	Emergency Shelter	Divinity Care	Divinity Care	C	SM		0	0	12	0	1
Upstate	Emergency Shelter	Greenville Area Interfaith Hospitality Network	GAIHN Family Shelter	C	HC		14	1	0	0	
Upstate	Emergency Shelter	Mary's House	Mary's House	C	SF & HC	DV	27	5	3	0	0
Upstate	Emergency Shelter	Meg's House	Meg's House Emergency Shelter	C	SF & HC	DV	10	1	20	0	0
Upstate	Emergency Shelter	Miracle Hill Ministries	Greenville Rescue Mission Family Shelter	C	SMF & HC		21	5	0	0	
Upstate	Emergency Shelter	Miracle Hill Ministries	Greenville Rescue Mission Men's Shelter	C	SM		0	0	80	0	1
Upstate	Emergency Shelter	Miracle Hill Ministries	Shepherd's Gate	C	SF & HC	DV	14	1	34	0	0
Upstate	Emergency Shelter	Miracle Hill Ministries	Rescue Mission Cherokee County	C	SMF & HC		24	1	20	0	1
Upstate	Emergency Shelter	Miracle Hill Ministries	Rescue Mission Spartanburg	C	SMF & HC		30	1	68	0	1
Upstate	Emergency Shelter	Open Door	Open Door	C	SM		0	0	21	0	0
Upstate	Emergency Shelter	Project Care	Stephen's House	C	SMF	HIV	0	0	7	0	1

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

Figure 3.10
South Carolina Homeless Facilities by Continuum of Care Region

COC Region	Facility Type	Organization	Facility Name	Status	Target Population		Year-Round for Households with Children		Year-Round for Households without Children		Seasonal Beds
Upstate	Emergency Shelter	Safe Harbor	Safe Harbor II (Anderson)	C	SF & HC	DV	12	1	11	0	0
Upstate	Emergency Shelter	Safe Harbor	Safe Harbor (Greenville)	C	SF & HC	DV	15	1	15	0	0
Upstate	Emergency Shelter	Safe Home	Safe Home (Laurens)	C	SF & HC	DV	17	1	3	0	0
Upstate	Emergency Shelter	Safe Home	Safe Home (Spartanburg)	C	SF & HC	DV	30	1	11	0	0
Upstate	Emergency Shelter	Salvation Army	Salvation Army (Anderson)	C	SMF & HC		6	1	24	0	0
Upstate	Emergency Shelter	Salvation Army (Greenville)	Women's Shelter	C	SF & HC		15	3	16	0	1
Upstate	Emergency Shelter	Salvation Army (Greenville)	Men's Shelter	C	SM		0	0	43	0	1
Upstate	Emergency Shelter	Salvation Army (Greenwood)	Cold Weather Shelter	C	SMF		0	0	0	0	
Upstate	Emergency Shelter	Salvation Army (Greenwood)	Hotel Voucher program	C	SMF & HC		0	0	0	0	
Upstate	Emergency Shelter	Spartanburg Interfaith Hospitality Network	Spartanburg Interfaith Hospitality Network	C	HC		14	1	0	0	
Upstate	Emergency Shelter	The Haven	Haven Emergency Shelter	C	SMF & HC		14	1	3	0	1
Upstate	Emergency Shelter	World Redemption Outreach	Motel Voucher program	C	SMF & HC		0	0	0	0	
Upstate	Emergency Shelter	Family Promise	Anderson Interfaith Hospitality Network	UD	SMF & HC		14	1	0	0	
Upstate	Emergency Shelter	Our Daily Rest	Our Daily Rest	N	SMF & HC		8	1	20	0	1

LEGEND:

Inventory Type:
C – Current
N – New
UD – Under Development

Target Population A
CO – Couples only, no children
HC – Households with children
SF – Single females
SM – Single males
SMF – Single males & females
YF – Youth females
YM – Youth males
YMF – Youth males & females

Target Population B
DV – Domestic violence only
VET – Veterans only
HIV – HIV/AIDS population only

Source: South Carolina Continuums of Care 2010 e-HIC Reports

PART IV – SPECIAL NEEDS

SPECIAL NEEDS POPULATIONS

There are several groups of persons who have special housing needs due to various characteristics and conditions:

- Elderly and extra-elderly (frail elderly) adults
- Persons with a developmental or physical disability
- Persons with a mental illness
- Persons who are chemically dependent and
- Persons with HIV/AIDS

ISSUES OF COMMON CONCERN

These groups face similar obstacles including: limited income, independent living arrangements, need for social services, isolation, and transportation issues.

LIMITED INCOME

Some of the persons in this group are unable to work, and if they are able, they have limited employment options. Many of the individuals rely on assistance from TANF, Social Security, food stamps, and unemployment insurance. In addition, help from family members, public assistance and subsidized living arrangements are needed by many individuals in order to sustain basic shelter.

INDEPENDENT LIVING ARRANGEMENTS

Many in the special needs population rely on others for assistance in everyday activities, therefore requiring that assistance be available should a situation arise. There are options for small group living arrangements and other assisted living arrangements that provide persons with the services and support they often need to improve their quality of life.

SOCIAL SERVICES

Programs like Meals on Wheels offer supportive service, providing hot meals to elderly people, which allows them to live independently, and ensure they receive proper nutrition to ensure healthy living. Counseling services are also important for residents while medical treatments are occurring and to support that treatment. People with multiple special needs usually require coordination of services.

ISOLATION

People with special needs are often isolated from traditional living arrangements, which is not usually the healthiest situation. Isolation and grouping of special needs population is no longer seen as the best way to assist in recovery. Often, simulation in the traditional living arrangements assists in recovery and allows for a better quality of life, as long as other supportive services are available.

TRANSPORTATION

Limited incomes and limited accessibility limit this group's transportation means, which in turn impacts employment, services received, education opportunities and many other issues. People are dependent on transportation for almost everything they do and the lack of affordable public transportation in many areas places a strain on the special needs population.

OLDER ADULTS (ELDERLY AND FRAIL ELDERLY)

The South Carolina Lieutenant Governor's Office on Aging is a primary source of data on the state's older population. The Office on Aging maintains a "Mature Adults Count" and also develops an annual *Statewide Senior Report*. Age characteristics and regional trends of the state's population are also discussed in detail in *Part 1, Demographic and Economic Profile*..

According to the Office on Aging, the growth of the state's older population is directly related to the advancing age of people born during the baby boom. The share of the population represented by people age 65 and older has increased dramatically since 1900, growing from only 3% of the population in 1900 to 28% of the population in 2009. Nationally, the US Census Bureau expects people age 65 and older to grow from one in eight people to one in six by 2020, and the SC Office on Aging predicts this older population in South Carolina will increase 134% over the 2000 census, resulting in 1.1 million seniors representing 22% of the total state population by 2030. In-migration of senior citizens will account for much of this growth.

Figure 4.1
Components of Population and Adult Population Age 65 and Older
South Carolina, 2000-2009

Age Group	Population as of 2000 Census	% Share of Total 2000 Population	Population Estimate as of July 2009	% Share of Total 2009 Population	% Change 2000 - 2009
Working Age Adults (20-64)	2,390,901	59.6	2,720,016	59.6	13.8
Working Age Adults Approaching Retirement (50-64)	635,454	15.8	874,956	19.2	37.7
Young Seniors (65-74)	270,048	6.7	344,348	7.5	27.5
Mature Seniors (75-84)	165,016	4.1	202,231	4.4	22.6
Oldest Seniors (85 and older)	50,269	1.3	76,644	1.7	52.5
Total 65+	485,333	12.1	623,223	13.7	28.4
Total 75+	215,283	5.4	278,875	10.3	29.5
Total Population	4,012,012	100.0	4,561,242	100.0	12.0

Source: US Census Bureau, July 2009 Population Estimates

As indicated by the chart above, the population age 65 and older in South Carolina is the fastest growing sub-population in the state, having increased 28.4% between the official 2000 census and the July 2009 population estimate provided by the US Census Bureau. Of particular importance is that components of the older adult group are growing even faster. As a result, adults age 65 and older now represent a slightly larger share of the state population, but the sub-segment of this

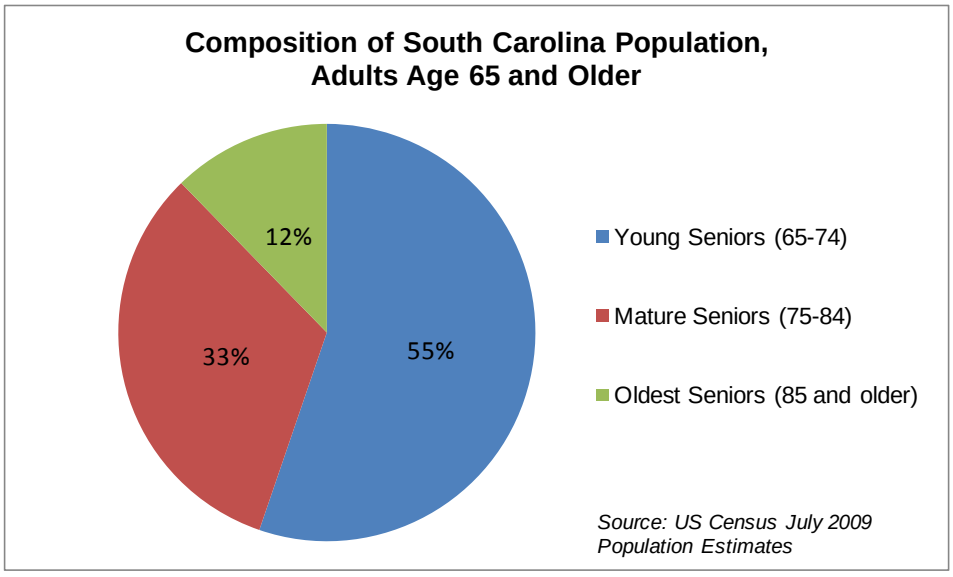
population age 75 and older has nearly doubled, increasing from 5.4% of the total state population in 2000 to 10.3% as of 2009.

Next to adults age 65 and older, the next fastest growing age group is adults between 50 and 64, which increased by 37.7% since the 2000 census. This is important to note since, during the current five year planning period, a large percentage of this age group is likely to retire and/or transition into the older adult category. Also, HUD defines "elderly" as adults age 62 and older, the youngest of whom fall in the age 65 and older category shown above.

OLDER ADULT SUB-POPULATIONS

For the purposes of the Consolidated Plan, the oldest age groups often require more in the way of services, and within this group, those with lower incomes and/or disabilities will have the greatest need in terms of supportive housing and other community services.

Figure 4.2



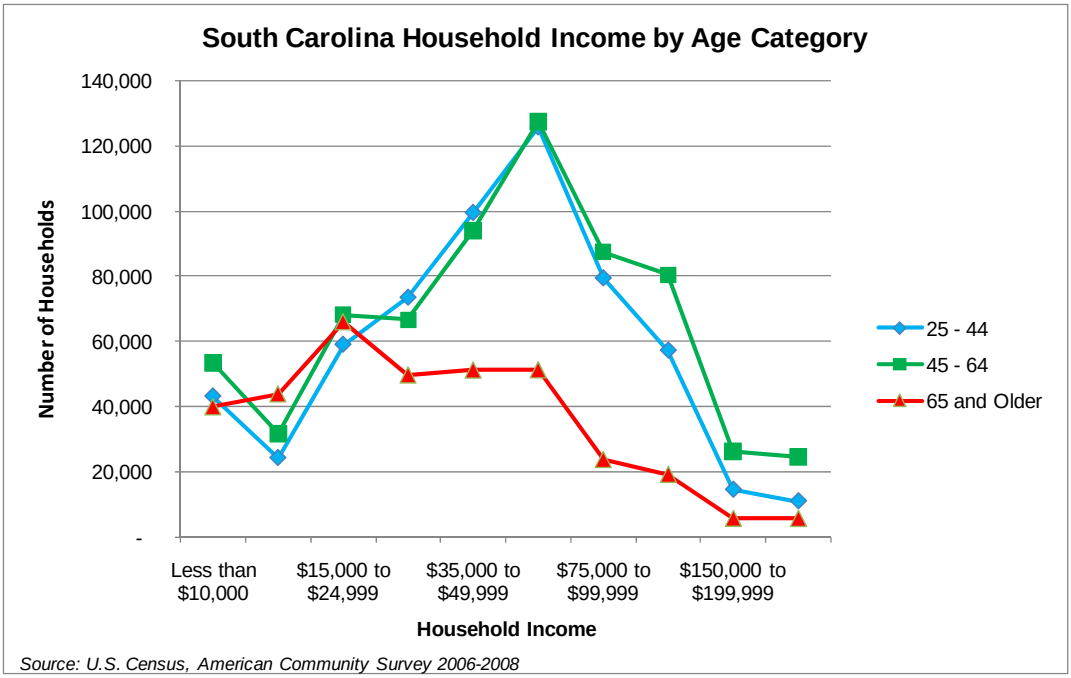
EXTRA-ELDERLY

HUD defines the extra-elderly as those age 75 and older. This age group contains two smaller populations which are often referred to as mature seniors (age 75-84) and the oldest seniors (age 85 and older). According to the US Census July 2009 population estimates, these two groups together represent roughly half of the South Carolina population age 65 and older. As noted above, this group has experienced the greatest change in terms of its share of the total population, having increased from only 5.4% of the population in 2000 to 10.3% in 2009.

INCOME LEVELS AND HOUSING AFFORDABILITY

Growth in the older adult population is an important consideration in the Consolidated Plan, since older adults are often unable to live without additional financial, physical or social support. According to the American Community Survey 2006-2008 three-year estimates, the most recent data for which income data by age is available, the median household income for householders age 65 and older in South Carolina is $30,550. This compares with a median household income of $44,326 for the state as a whole. The lower household income for the 65-plus age bracket is due to declining income as adults retire or become unable to work and transition onto social security and other forms of financial assistance.

Figure 4.3

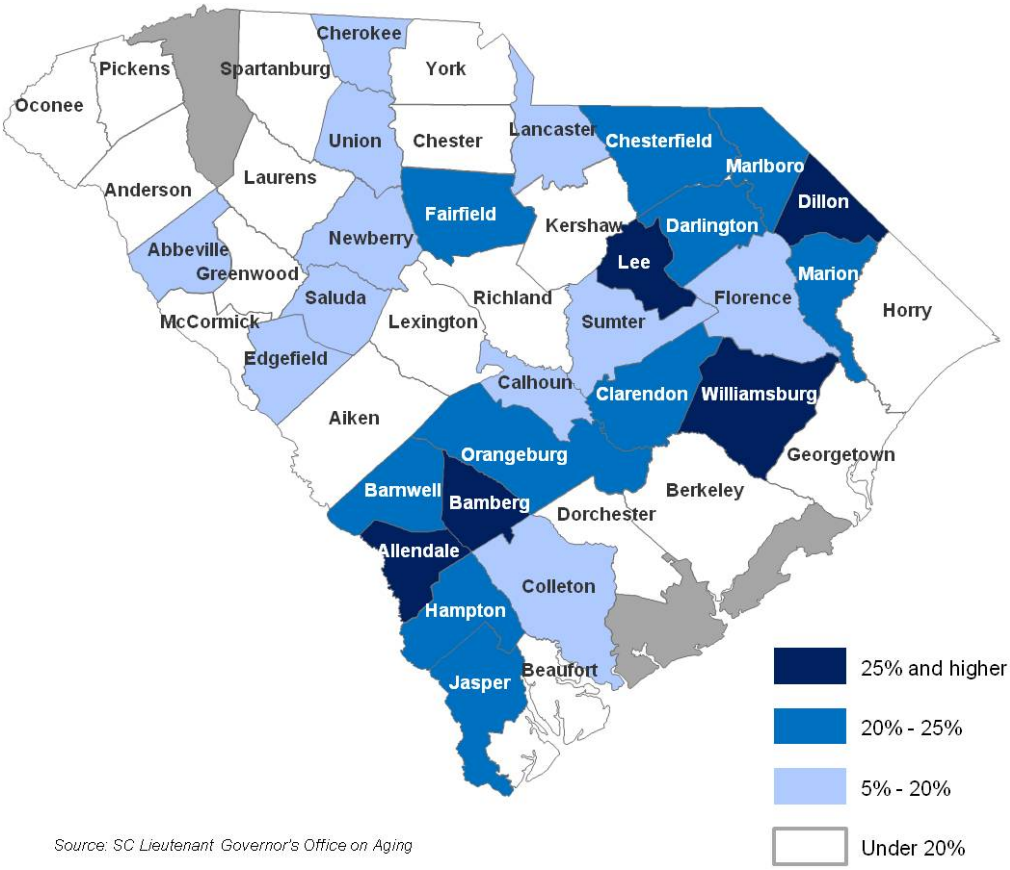


Source: U.S. Census, American Community Survey 2006-2008

The ACS data also shows that the 65-plus age bracket also have the highest percentage of households with incomes between $10,000 and $14,000, or 41%. The chart below shows the breakdown of income by the four categories of age used by the ACS.

In terms of poverty, 12.1% of households age 65 and older are in poverty compared with 15.5% of households statewide. The poverty rate, however, is skewed by the number of households age 65 and older with incomes higher than the state median of $44,326, including 13% with incomes over $100,000. The Office on Aging provides a more detailed breakdown in their *2009 Statewide Senior Report*, indicating that 10.3% of households 65 to 74 years old and 14.2% of households 75 and older were below poverty for the period 2005-2007. For seniors receiving Supplemental Security Income, the poverty rate increased to 46%.

Figure 4.4
South Carolina Poverty Rates by County,
Adults Age 65 and Older



Source: SC Lieutenant Governor's Office on Aging

HOUSING AFFORDABILITY

Housing affordability is directly related to income. To assist in evaluating the relationship between income and housing for older adults, HUD provides Comprehensive Housing Affordability Strategy (CHAS) data for elderly households, initially based on the decennial census. In subsequent years, HUD uses ACS data to update its census-based housing affordability data. Because it is an interim update, the 2009 CHAS does not contain all data available in the census-based 2000 CHAS. The 2000 CHAS data has therefore been used, in conjunction with the ACS data on cost burden, to estimate the extent of housing affordability problems for older adults.

Figure 4.5
Elderly Households Income Distribution, South Carolina, 2009

	Renters		Owners		Total	
Household Income	Number	%	Number	%	Number	%
<= 30% AMI	23,033	32.3	41,173	10.5	64,206	13.9
30 – 50% AMI	18,062	25.3	63,100	16.1	81,162	17.5
50 – 80% AMI	12,758	17.9	76,585	19.6	89,343	19.3
Total Elderly LMI	53,853	75.5	180,858	46.2	234,711	50.7
Total Elderly	71,323	100.0	391,403	100.0	462,726	100.0

Source: US Department of Housing & Urban Development, 2009 Comprehensive Housing Affordability Strategy (CHAS)

The 2009 CHAS data indicates a total of 462,726 households are occupied by elderly owners and renters. Of these, approximately half (50.7%) fall in low to moderate (LMI) income categories.

In addition to housing, elderly households often have many additional needs including medical expenses, care giving, transportation, and personal assistance care, and the cost for healthcare in particular is rising rapidly. This means that an elderly household with a severe housing cost burden is often in greater financial distress than a comparable cost-burdened younger household without these additional costs to bear. Cost burden for elderly households, as indicated by the 2000 CHAS Data, increases substantially as income decreases. At the lowest income level, below 30% Median Family Income (MFI), more than half of all elderly renter households (55.6%) and almost two-thirds (60.7%) of elderly owner households have cost burdens and the majority of those are severely cost-burdened and paying more than 50% of their income for housing.

Figure 4.6
2000 CHAS - Cost Burden of Elderly Households (1 and 2 member Households)

Household Income Level and Cost Burden	Elderly Renters	Elderly Owners
Household Income <=30% MFI	22,309	44,440
% Cost Burden >30%	55.6	60.7
% Cost Burden >50%	37.8	36.1
Household Income >30 to <=50% MFI	13,609	46,318
% Cost Burden >30%	47.5	32.2
% Cost Burden >50%	17.6	16.1
Household Income >50 to <=80% MFI	8,697	54,766
% Cost Burden >30%	30.6	19.6
% Cost Burden >50%	8.2	6.8

Source: US Department of Housing & Urban Development, 2000 Comprehensive Housing Affordability Strategy (CHAS)

NOTE: HUD 2009 CHAS Data does not include cost burden for elderly households by tenure

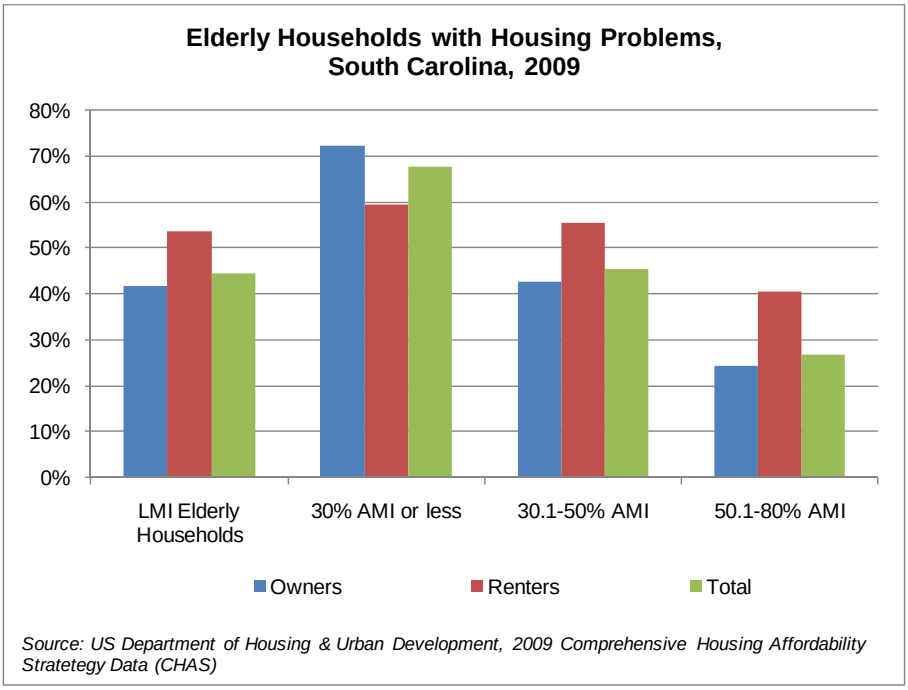
More current data is provided only by the American Community Survey 2006-2008 three-year estimates, which indicates that roughly one-quarter of owners are cost-burdened but that the figures

are much higher for renters. 43.5% of renter households age 65 and older are cost-burdened, which is slightly higher than the percentage for all households in the state at 40.2%.

To assist in making housing more affordable, the state grants a homestead tax exemption to residents over 65 and/or disabled who have lived in the state for at least one year. The homestead tax exemption allows the first $50,000 in fair market value of a home to be exempt from municipal, county, school and special assessment real property taxes.

Housing problems include cost burden, as well as needed repairs or overcrowding, though the latter is seldom an issue with elderly households that are typically smaller, often one individual living alone or in an institutional setting. 2009 CHAS data is available for housing problems and indicates that approximately one-quarter (24.5%) of all elderly owners have housing problems, compared with 43.4% of elderly renter households. Amongst LMI owners and renters, the percentage of households with housing problems rises significantly, as shown below.

Figure 4.7



Source: US Department of Housing & Urban Development, 2009 Comprehensive Housing Affordability Stratetegy Data (CHAS)

ACCESSIBILITY

According to the Sisters of Charity Foundation of South Carolina's 2003 report, *Dimensions of Poverty*, 19% of the elderly population over 75 cannot perform at least one of the basic activities of daily living, such as eating, dressing, bathing, etc., and 35% of the population over 85 can't perform one of the daily functions. As this portion of the population is increasing in number, support services will also need to change to better accommodate the elderly. Programs available to assist elderly homeowners maintain their homes include home equity conversion, or reverse mortgages, the Low

Income Home Energy Assistance Program (LIHEAP) administered by the Governor's Office of Economic Opportunity, and funds that may be available through the State Housing Trust Fund.

OTHER SPECIAL NEEDS POPULATIONS

HUD requires that the State Consolidated Plan consider the supportive housing needs of additional categories of special needs persons in the state, including persons with disabilities, which includes persons with HIV/AIDs and their families, persons with alcohol or other drug addiction and victims of domestic violence. These additional special needs populations are discussed below.

PERSONS WITH DISABILITIES

For the purposes of the State Consolidated Plan, HUD defines persons with disabilities as those with mental, physical and developmental limitations, plus individuals with HIV/AIDs and their families. Additional information on developmental disabilities and mental health related disabilities is provided below, and HIV/AIDS is discussed in a separate section, following.

To evaluate the supportive housing needs of persons with disabilities, it is first necessary to evaluate the number of people in the state with various types of disabilities. At the state level, the best source of detailed information is the American Community Survey (ACS). This data source is a product of the US Census Bureau which, like several other interim estimates, is used to update information obtained through the decennial census. The Current Population Survey, conducted by the Census Bureau for the US Department of Labor, also contains data on disability and can provide an indication of trends since the 1980's. But the ACS generally provides the most detailed and up to date estimates, including six disability types (beginning in 2008) and a variety of topics related to disability status. Disability types for the ACS currently include:

- **Hearing** – deafness or a serious difficulty hearing
- **Vision** - blindness or difficulty seeing even with glasses
- **Cognitive** – any physical, mental or emotional condition which results in difficulty concentrating, remembering or making decisions
- **Ambulatory** – Serious difficultly walking or climbing stairs
- **Self-care** – Difficulty with tasks like dressing and bathing
- **Independent Living** - any physical, mental or emotional condition which results in difficulty performing errands alone, such as visiting a doctor's office or shopping

Figure 4.8

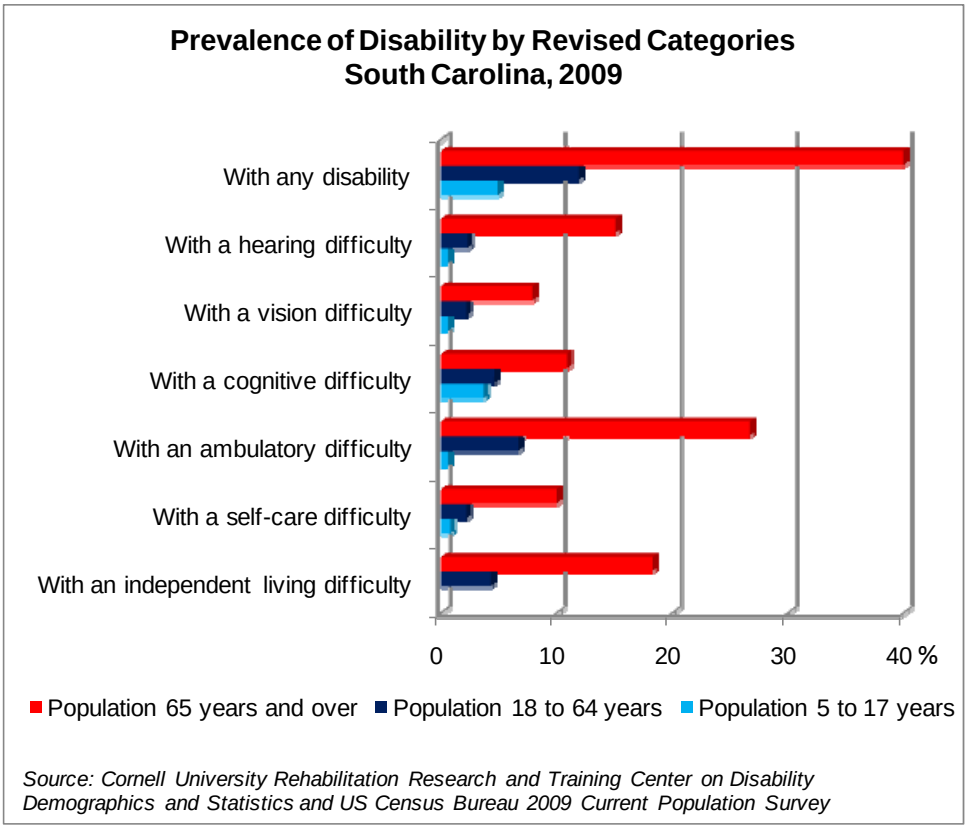
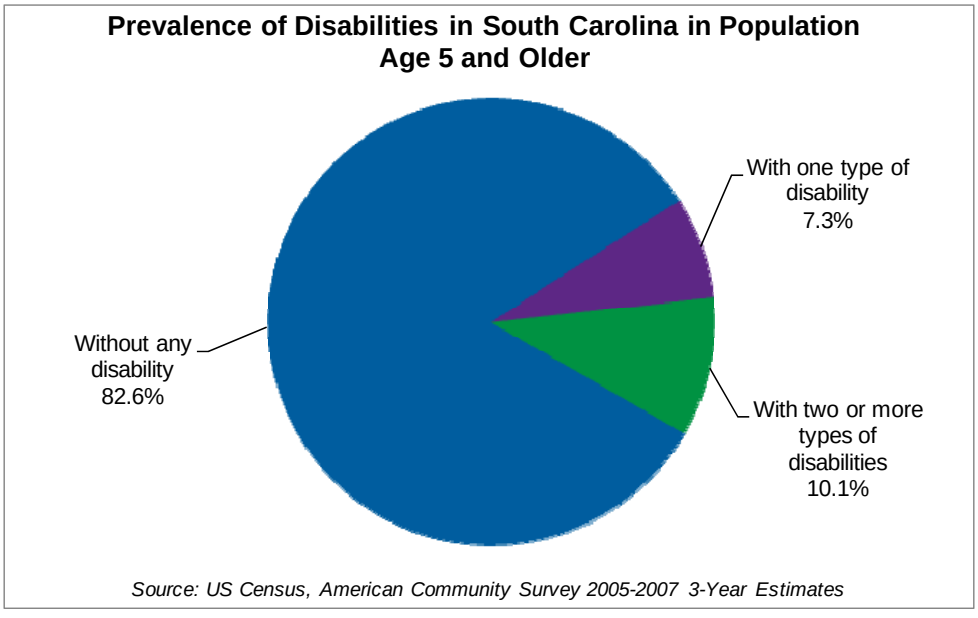


Figure 4.9



According to the most recent 2009 ACS single-year estimate, there were a total of 4.46 million people in the civilian, non-institutionalized population, and of these 13.6% had some type of disability as

defined above. Of particular note are the 548,642 people age 65 and older, of which 40.0% had one of the disabilities defined above, including 26.7% with an ambulatory difficulty, 10.0% with a self-care difficulty and 18.3% with an independent living difficulty. Hearing, vision and cognitive difficulties accounted for 15.1%, 7.9% and 10.9%, respectively.

It is important to note that these data are based on a single-year ACS estimate, since the 2006-2008 ACS does not include disability data. As a single-year estimate, the data are based on surveys of geographic areas with populations of 65,000 or more. Where available, three-year estimates survey more broadly, including geographic areas with populations of at least 20,000, and are more reflective of the State Consolidated Planning Area. The 2009 single-year estimate, however, reflects the newer definitions which will be used to define disability during the Plan Period.

Prior to the 2008 changes to the survey tool used by the ACS, disability categories included: sensory which encompasses vision and hearing now; mental which is now cognitive and includes decision making rather than learning as an activity that is limited; physical which is now ambulatory, is limited to mobility related activities and no longer includes activities like reaching and carrying; and self-care which no longer is dependent on a physical, mental or emotional condition and no longer includes "getting around inside the home." Because of these changes, ACS three-year estimates are not available for 2006-2008, during which time period data would be partly reflective of old categories and partly of new and is not exactly comparable. ACS single-year estimates are available for both 2008 and 2009. However, it should be noted that comparisons cannot be made between data from the two different data sets, and conclusions cannot be drawn based on the two sources combined.

According to the 2005-2007 ACS, 17.4% of the population age 5 or older had at least one type of disability, with the majority of people having two or more disabilities and with men being slightly more likely to have a disability than women. A disability is defined for this purpose as any sensory, cognitive or physical or other mobility disability, or any other limitation on daily activity.

The overall 17.4% rate, however, masks variations in the incidence of disability amongst the state's various age groups, which for the purposes of disability are defined as ages 5 to 15 years, between ages 16 and 64, and 65 and older. Amongst the state's youngest age group, only 6.2% of the population has any type of disability and the most common type of disability, affecting 4.9%, is a mental impairment. For the state's working age group, between 16 and 64, the percentage of people having any disability is close to the average at 14.8%, and a physical disability is the most common at 9.3%. Notably, 9.2% have a disability that impairs their ability to work. This is typical of persons with disabilities nationwide, and HUD acknowledges this by including disabled individuals in the group that can be presumed to be low to moderate income.

For the oldest age group, those age 65 and older, the overall percentage of people with any disability rises significantly. Fully 43.7% of the state's older adults are limited by one ore more disabilities, including 33.8% with a physical disability and 17.4% with a sensory disability like hearing or vision loss. In this age group, a disability is also much more likely to result in an inability to provide self-care

or to be mobile outside the home. The chart below provides a detailed breakdown of the numbers and types of disabilities that affect each age group.

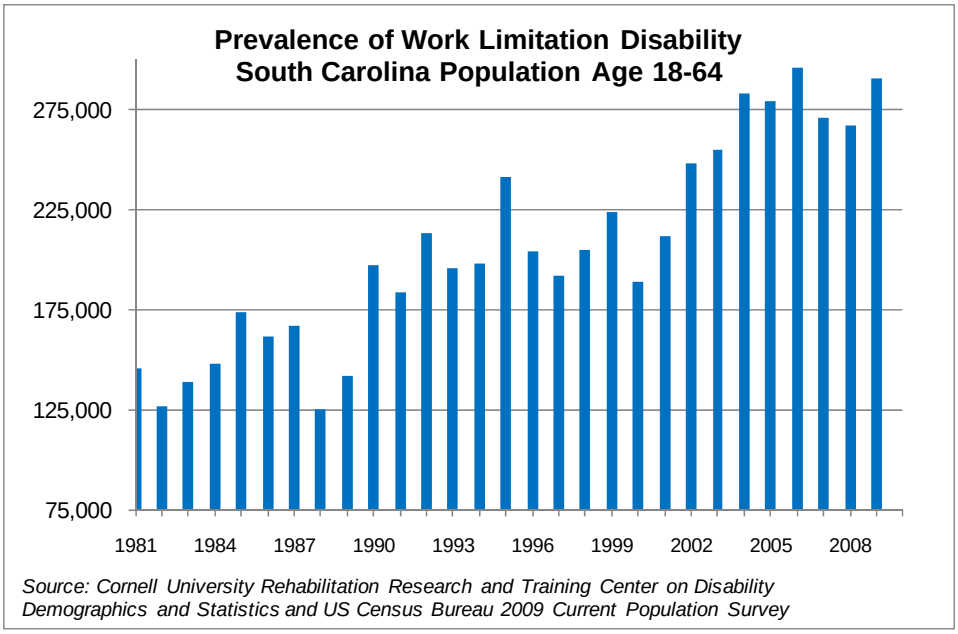
Figure 4.10
Disability Type and Prevalence in South Carolina

Age Group and Disability	Number	% of Total
Population 5 years and over	3,943,271	100.0
Without any disability	3,257,142	82.6
With one type of disability	287,859	7.3
With two or more types of disabilities	398,270	10.1
Population 5 to 15 years	633,919	100.0
With any disability	39,303	6.2
With a sensory disability	6,973	1.1
With a physical disability	8,241	1.3
With a mental disability	31,062	4.9
With a self-care disability	5,071	0.8
Population 16 to 64 years	2,776,047	100.0
With any disability	410,855	14.8
With a sensory disability	97,162	3.5
With a physical disability	258,172	9.3
With a mental disability	155,459	5.6
With a self-care disability	80,505	2.9
With a go-outside-home disability	116,594	4.2
With an employment disability	255,396	9.2
Population 65 years and over	533,305	100.0
With any disability	233,054	43.7
With a sensory disability	92,795	17.4
With a physical disability	180,257	33.8
With a mental disability	75,196	14.1
With a self-care disability	61,863	11.6
With a go-outside-home disability	103,461	19.4

Source: US Census, American Community Survey 2005-2007 3-Year Estimates

The Current Population Survey (CPS) provides state level data since 1980 and is a good source of information on trends. For example, according to the 2009 CPS, 10.6% of the civilian non-institutionalized population between ages 21 and 64 in South Carolina reported a work limitation, defined for the CPS as a "health problem or disability which prevents them from working or which limits the kind or amount of work they can do." Approximately one in nine people, or 291,000 out of 2.74 million reported this type of work limitation.

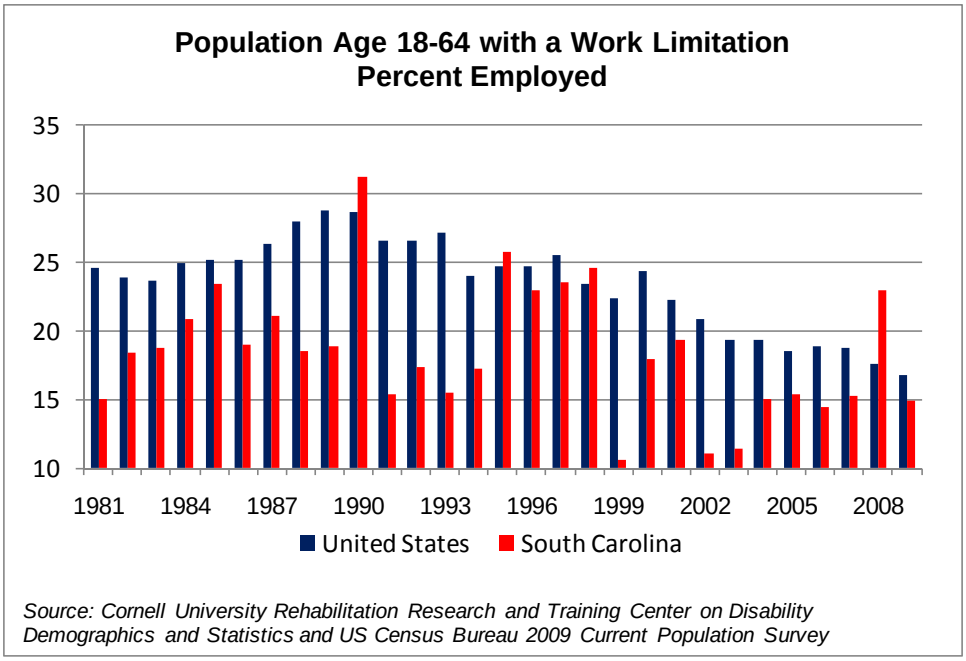
Figure 4.11



Source: Cornell University Rehabilitation Research and Training Center on Disability Demographics and Statistics and US Census Bureau 2009 Current Population Survey

The CPS also provides indication on trends regarding the percentage of the population reporting work limitations, within this age group, who are employed. South Carolina has demonstrated more variability than the nation as a whole, though both have been trending down since 1981. In the last ten years, South Carolina has averaged 15.3% of this population employed, compared with 19.9% for the US as a whole. In both cases, the percentage employed has dropped over time, averaging 18.5% for the state since 1981 and 23.5% for the nation.

Figure 4.12



Source: Cornell University Rehabilitation Research and Training Center on Disability Demographics and Statistics and US Census Bureau 2009 Current Population Survey

DEVELOPMENTAL DISABILITIES

In South Carolina, the Developmental Disabilities Council within the Governor's Office is the entity charged with advocating for the independence of people with developmental disabilities, promoting their productivity and fostering the integration of such people into mainstream communities and work environments. The Council also administers the state grant program funded under the federal Developmental Disabilities Act, with a purpose of funding programs that support inclusion into the community of people with developmental disabilities. Priority areas include employment, health, quality assurance and formal and informal community support. A developmental disability is a severe chronic disability that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments,
- Is apparent before the person reaches age 22,
- Is likely to continue indefinitely,
- Results in substantial functional limitations in three or more of the following areas of major activities: self-care, learning, communication, economic self-sufficiency, self-direction, independent living, and mobility.

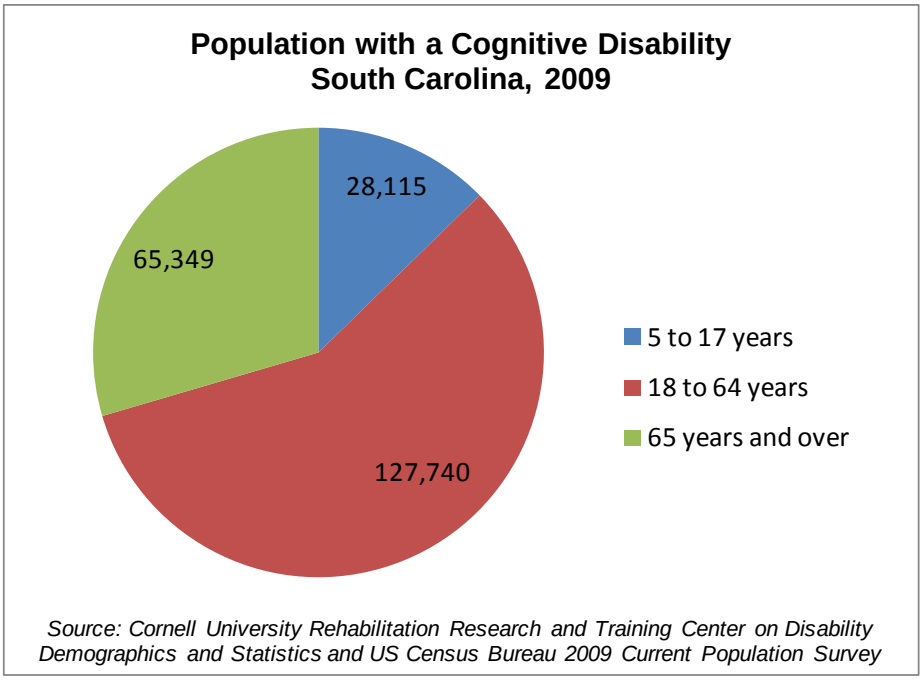
As such, a number of the individuals quantified above would be considered developmentally disabled, particularly those in the age 5 to 15 category who have mental, physical and/or self-care disabilities. Typically, a developmental disability requires the need for lifelong, individually planned and coordinated services.

MENTAL ILLNESS

As noted above, the US Census Bureau has modified the questions asked in the American Community Survey to identify disabilities. In the past, mental illness was itself a defined category, and the most recent data available, from the 2005-2007 ACS, indicated a total of 261,717 people in South Carolina with this type of disability. For the 2008 and later ACS, the category of mental illness has been replaced with cognitive difficulties, which are defined as any physical, mental or emotional condition which results in difficulty concentrating, remembering or making decisions.

The most current data, available from the Cornell University Rehabilitation Research and Training Center on Disability Demographics and Statistics using the 2009 Current Population Survey, suggests a total of 221,204 individuals with this type of impairment, representing 36.4% of all persons within the civilian, non-institutionalized population with some form of disability. Within the working age population (18 to 64 years), the percentage increases to 38.7%. Of the 127,740 people with a cognitive disability, 25.6% or 32,681 are in the labor force, which is the second highest participation rate compared with other disability categories. Conversely, the nature of the disability makes this group less likely to be employed or to stay employed, and rates of unemployed as a percentage of those participating in the labor force are the highest of any disability group at 28.2%. This in turn leads to lower incomes and greater need for affordable and/or supportive housing.

Figure 4.13

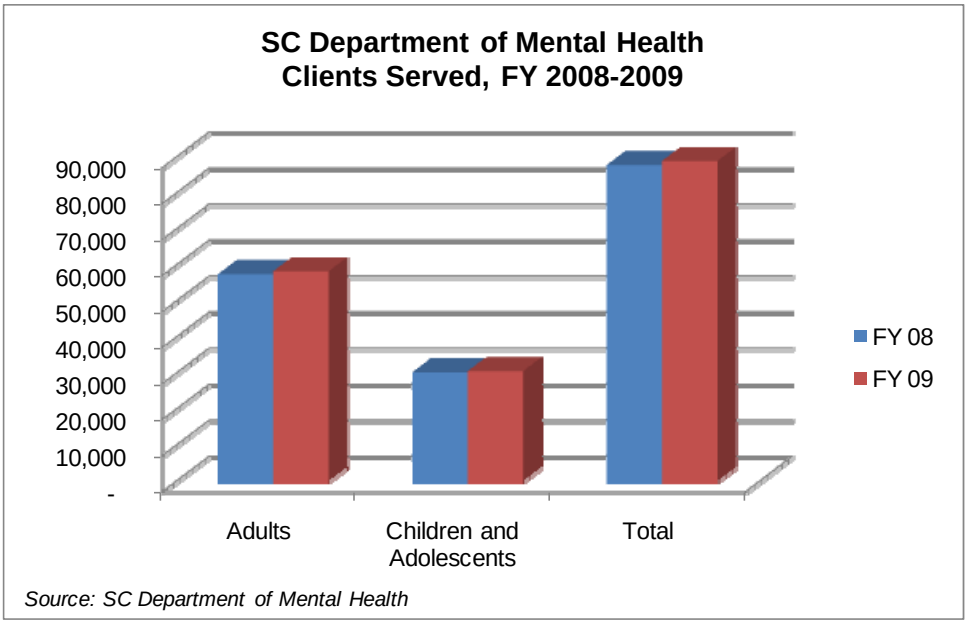


Source: Cornell University Rehabilitation Research and Training Center on Disability Demographics and Statistics and US Census Bureau 2009 Current Population Survey

The agency in South Carolina charged with serving the needs of persons with mental illnesses, especially those with very low incomes and limited financial resources for mental health care, is the South Carolina Department of Mental Health (SCDMH).

SCDMH provides a variety of services for its consumers including: assessment and evaluation, case management, psychiatric and medical care, counseling and therapy, adult and child day treatment, school-based services, residential treatment, employment assistance, social and recreational services, transportation, and substance abuse counseling. Services are provided through a variety of mechanisms, in an effort to improve and expand access to care. Mechanisms include programs in 178 schools, SCDMH staff "out-stationed" at 18 county Department of Social Services offices, "out-stationed" Department of Juvenile Justice staff in 9 counties, implementation of telepsychiatry at 25 community hospital Emergency Departments, which is aimed at reducing the number of people and length of time to disposition, and development and certification of Peer Support Specialists, with a goal of providing these specialists at each of the regional centers. An innovative universal screening/ assessment tool has been launched in 8 counties in conjunction with partner agencies, and technology, notably the Electronic Medical Record or EMR, is being used to improve service delivery. In addition, SCDMH has staff that work with local non-profits in partnership with community mental health centers to develop supportive housing options for persons with serious mental illnesses.

Figure 4.14



Source: SC Department of Mental Health

The Department of Mental Health (DMH) reported in its most recent Accountability Report (2009) that eighty-eight percent of its adult clients meet the definition of severely mentally ill, and that fifty percent of its client contacts with children and adolescents are seriously emotionally disturbed youth. The total number of persons served in 2009 was 88,999.

The Department has seventeen community mental health centers across the state, as well as sixty-four mental health clinics with offices in every county. Admission to the State's Psychiatric hospitals has declined, and this decrease is attributed to expanded community capabilities. This implies increased services available from or through local agencies and organizations.

The Department is engaged in various programs to move care to community-based organizations closer to the patient's home, and in less restrictive settings. Though the approach involves cooperation and coordination among the Department, the Department of Alcohol and Other Drug Services, local hospitals, and community organizations, this method entails increased resources for the local entities. The report also noted that "seventy-three percent of those seen in EDs (Emergency Departments) with a primary diagnosis of mental illness and/or alcohol/drug were not served by DMH during the three year period prior to the year they were in the ED." This indicates that there appear to be more persons in need of services than the number indicated in the preceding paragraph.

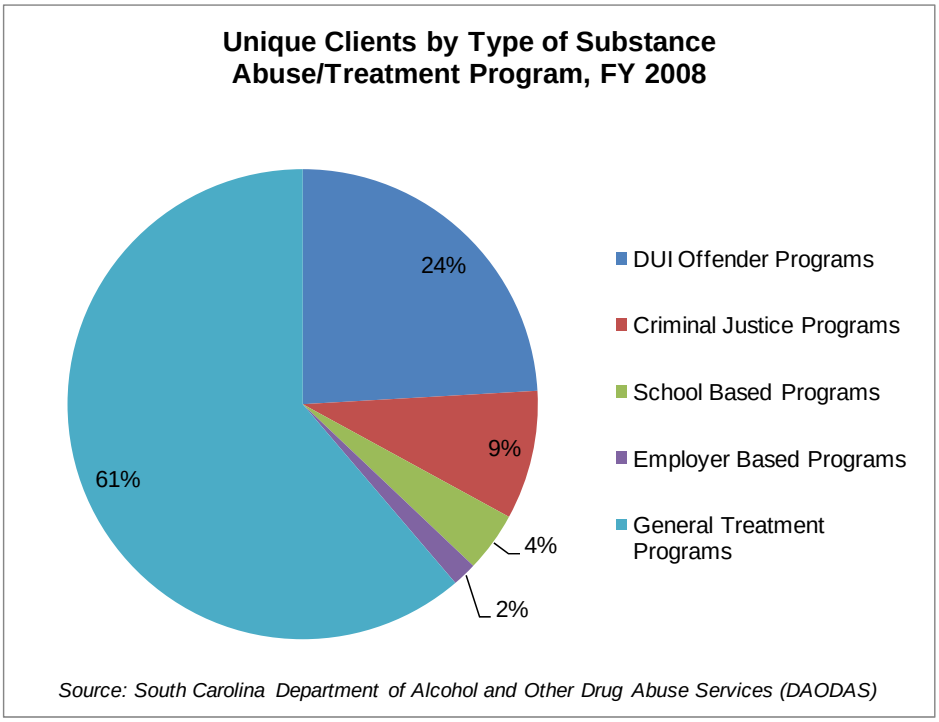
The current situation evidences a need for additional resources. The number of persons receiving services from established programs is well below estimates of the potential need. This fact is emphasized by the Department itself in its acknowledgement that many persons receiving services in Emergency Departments are persons not previously known to DMH. Furthermore, the increased

emphasis upon providing local or community services means that local organizations will need increased resources.

ALCOHOL AND DRUG ADDICTION

The SC Department of Alcohol and Drug Abuse and Other Drug Abuse Services (DAODAS) is the state agency charged with ensuring provision of quality services to prevent or reduce the negative consequences of substance use and addictions in this state. DAODAS partners with public, private and social sector organizations to provide quality prevention, intervention and treatment services. In Fiscal Year 2008, the Department reported that it assisted 48,766 persons. Of these 32,226 were males (66.0%) and 16,243 (33.0%) were women. DAODAS programs include counseling, youth and adolescent services and education, as well as DUI offender programs and employer based programs. Of DAODAS' total clients in FY 2008, the majority or almost 30,000 61% participated in general treatment programs

Figure 4.15

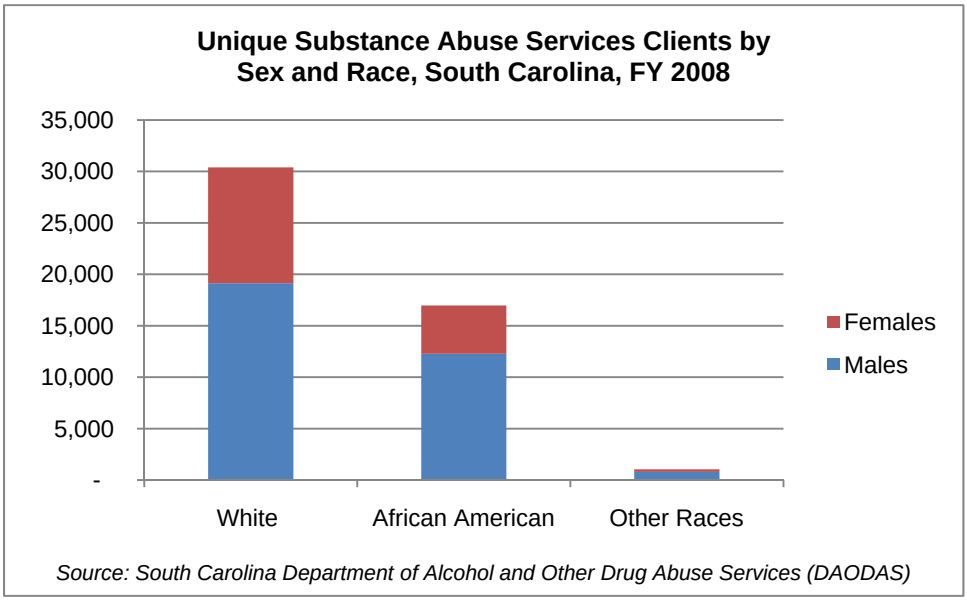


Source: South Carolina Department of Alcohol and Other Drug Abuse Services (DAODAS)

DAODAS also conducts, individually and in cooperation with other agencies, councils and workgroups, studies aimed at collecting information on alcohol, tobacco and drug addiction in this state. One such study, the South Carolina Profile on Alcohol, Tobacco, and Other Substance Related Indicators or the State Epidemiological Profile, was initially completed in 2007 by the SC State Epidemiological Outcomes Workgroup, under a grant provided by the US Substance Abuse and Mental Health Services Administration's Center for Substance Abuse Prevention. The Profile was updated in 2008 and 2009 by the workgroup, which is responsible for monitoring data and

identifying trends in substance abuse and includes the DAODAS as well as organizations like the Behavioral Health Services Association of SC, the SC State Departments of Education, Mental Health, Health and Environmental Control and Public Safety. According to the 2009 Profile, South Carolina is slightly behind the nation in most measures.

Figure 4.16



Source: South Carolina Department of Alcohol and Other Drug Abuse Services (DAODAS)

ALCOHOL

Alcohol is the most commonly abused substance nationally as well as in South Carolina. According to the 2007 Behavioral Risk Factor Survey (BRFS), 47.5% of people age 18 or older in South Carolina, or an estimated 1.6 million people, are current users of alcohol. This rate is slightly lower than the national average (45.2%). Of those who use alcohol, the survey indicated that 18% of South Carolina adults would be classified as risky drinkers based on binge and/or heavy drinking. Adult binge-use rates are slightly lower than the US average, while heavy-use rates are about the same. Males and younger adult age groups have higher rates of current, binge, and heavy use, while African Americans have lower rates. Among pregnant women in South Carolina, at 6.2% in 2004, exceeds the Healthy People 2010 benchmark of 6% or less. Further, consumption of alcohol by individuals age 14 and older, as measured by sales per capita, has trended upward since 1995 and has been 10% higher in South Carolina than in the nation as a whole.

TOBACCO

Rates of tobacco use, on the other hand, have been declining since the late 1990s, with a slight uptick from 2004 to 2006 when sales of cigarettes per capita increased from 92 to 96 packs. This compares with a national per capita rate of 85 packs. Usage rates for individuals 18 and older, at 21.9% based on the BRFS, are also slightly higher than the US. Amongst youth, however, usage in South Carolina has declined to a rate consistent with the nation, or about 25% individuals under 18.

The highest rate of current and daily adult tobacco use is among males ages 25 to 34, and rates of smoking during the last trimester of pregnancy among women have ranged from 12% to 15%, far exceeding the Healthy People 2010 goal of 1%. Rates of smoking at any time during pregnancy have exceeded national rates since 1995 and are increasing.

DRUG ABUSE

Drug abuse is distinguished in the 2009 Profile based on the substance. According to the study, marijuana use is widespread among young adults and adolescents, accounting for the majority of treatment admissions. This is true even though the rate of usage amongst ninth to twelfth graders has been gradually declining since 1999, with rates for both the state and the nation currently the same at 20%. Rates of first use before age 13 are similar in both South Carolina and the United States as a whole. Males are at much higher risk for marijuana use compared with females, and older school age students are at slightly higher risk compared with younger students.

Rates of using other illicit substances, and cocaine in particular, are also similar to the nation and have remained stable during the recent reporting periods. Nonmedical pain reliever use rates among individuals age 12 to 17 and age 18 to 25 were also comparable in the state and the nation.

ALCOHOL AND DRUG ADDICTION NEEDS

DAODAS is also the agency responsible for administering the Substance Abuse Prevention and Treatment Block Grant (SAPT) administered by the US Department of Health Services, Substance Abuse and Mental Health Services Administration, Center for Substance Abuse Treatment and Center for Substance Abuse Prevention. In its SAPT State Plan for Fiscal Years 2011-2013, the agency outlines treatment needs by region, and by characteristics such as age, sex and race. Treatment needs outlined in the plan are based on a second round of the State Treatment Needs Assessment Program, which was aimed at estimating the number of people with current alcohol and other drug abuse and dependence issues, in order to project treatment needs. The needs assessment was completed in 2003 and included several different surveys aimed at collecting and analyzing data about alcohol and other drug use by adolescents, adults and the Medicaid-eligible population to determine the extent of problems that indicate substance abuse and/or dependence among these at-risk groups. The studies resulting from each of these surveys can be found on the DAODAS website.

In addition to the above studies, DAODAS also continues to use a variety of other county-based information to determine those areas of the state with the highest prevalence of alcohol, tobacco and other drug (ATOD) related problems. Data sources include ATOD surveys, ATOD treatment and mental health admission information, alcohol outlets, ATOD arrests, crime reports, traffic accident information and DUI license suspensions, hospital data on discharges, diseases and death, and other demographic and social-indicator data. SAAMIS, or the Substance Abuse Agencies Management Information System, is also a vital source of information. Through it DAODAS is able to track all daily client-specific services from intake and admission through discharge and outcome follow-up. The complete plan for FY 2011-2013 is available on the DAODAS website. Below are selected indicators of

need outlined in the plan. Notably, statewide an estimated 235,000 people are in need of treatment, representing just over 5% of the state population. However, of those in need, only an estimated 12.3% are expected to seek treatment, leaving a substantial number of individuals with alcohol and drug related needs untreated. Further, males represent 74.5% of the projected need and whites represent 69.8%, compared with much smaller shares of treatment needs for women (25.5%) and African Americans (30.2%).

Figure 4.17
South Carolina Projected Substance Abuse Prevention and Treatment Needs by Age, Sex and Race/Ethnicity

Age Group	White Males	White Females	African American Males	African American Females	Total
17 and Under	8,044	3,795	5,487	1,192	18,518
18-24	26,820	10,004	13,390	4,456	54,670
25-44	56,184	23,112	25,594	8,417	113,307
45-64	25,562	5,971	9,714	1,712	42,959
65 and Over	3,966	1,243	943	278	6,430
Total	120,576	44,125	55,128	16,055	235,884

Source: SC Dept. of Alcohol and Drug Abuse and Other Drug Abuse Services, Substance Abuse Prevention Block Grant, FY 2011-2013 State Plan

One additional source of information is provided by the Office of National Drug Control Policy in its December 2007 "Profile of Drug Indictors" for the State. According to this report, admissions for treatment for drug and alcohol abuse increased during the period 2004 to 2006. There were 23,685 admissions in 2004, increasing to 27,407 in 2006 and reaching 29,150 in 2006. Though the number of persons receiving treatment for alcohol alone, and for a number of other drugs, decreased over this period, the percentage of persons receiving treatment for "other unknown" substances increased from 521 in 2004 to 3,563 in 2006. The report also notes that 2.75 percent of South Carolinians reported needing, but not receiving, treatment for illicit drug use in 2005.

Thus, the need for assistance for persons with alcohol and other substance abuse related problems is on going, and growing in South Carolina. Alcohol and Drug programs ranked thirteenth among Community Service programs in the recent survey conducted during the development of this plan.

HIV/AIDS

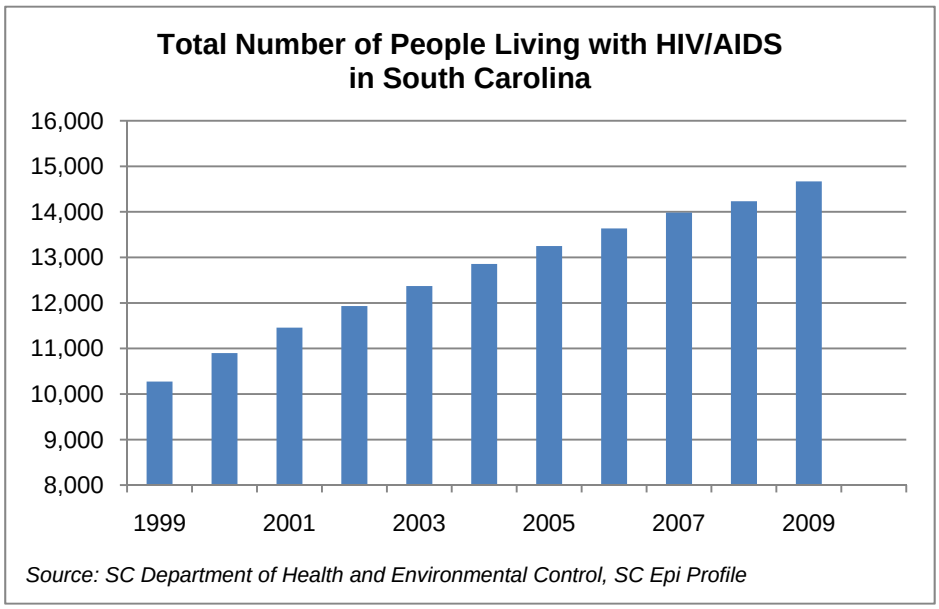
South Carolina is seeking assistance under the HOPWA Program for the upcoming Consolidated Plan period, consistent with prior Consolidated Plan periods during which the state received annual HOPWA funding to assist all areas of the state except the Cities of Charleston and Columbia, which receive HOPWA funding directly from HUD. The state program is administered by the SC Department of Health and Environmental Control (DHEC), in conjunction with the Ryan White programs, and funding recipients are typically Ryan White care providers. This linkage between programs maximizes available services and support to the shared client population of people living with HIV/AIDS

(PLWHA) in South Carolina, since the two programs have different priorities and are able to address different areas of the wide spectrum of needs.

HIV/AIDS POPULATION

AIDS has been reportable in South Carolina since 1982 and confirmed cases of HIV infection have been reportable since February 1986. The epidemic is continuing to grow, with most recent data available indicating a 5% increase in the number of persons with HIV/AIDS from the end of calendar year 2008 to 2009. As of December 2009, an estimated 14,795 persons in South Carolina are living with HIV (including AIDS, but excluding persons diagnosed in other states and now living in South Carolina). Of these, just over half are living with AIDS, though the number of new cases of AIDS reported in 2009 was down slightly from 2008. Of the 19,195 AIDS cases, just over half, or 10,193, cases are still living and dealing with the complications of AIDS.

Figure 4.18



Source: SC Department of Health and Environmental Control, SC Epi Profile

A total of 23,862 HIV/AIDS cases had been reported through December 2009, including 771 cases newly diagnosed during 2009. Excluding Charleston County (2,818 cases) and Richland County (4,563 cases) yields an estimate of 16,481 cases of HIV/AIDS in the HOPWA Program Area through 2009. According to the SC Department of Health and Environmental Control, this is a fairly high rate of occurrence in the population compared with the nation. In its most recent report on the epidemic nationwide, the US Center for Disease Control 2008 HIV Surveillance Report ranked South Carolina tenth in the nation with a 15.5% rate of occurrence per 100,000 in state population.

Figure 4.19
United States AIDS Cases, Annual Rates and Ranking by Area of Residence
January – December 2008

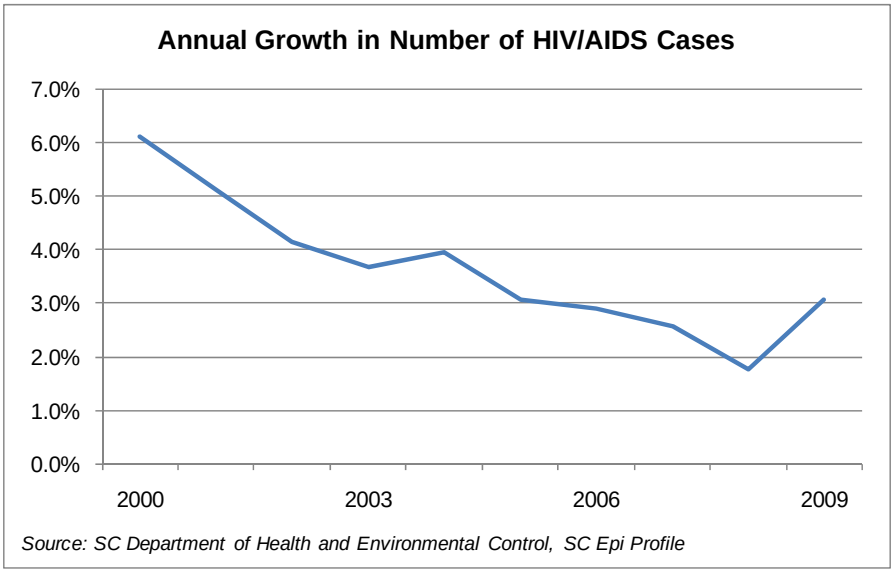
Area of Residence	Number of Cases	Annual Rate of Occurrence by Area of Residence
District of Columbia	552	93.3
Maryland	1,557	27.6
Florida	4,766	26.0
Louisiana	1,060	24.0
New York	4,571	23.5
Puerto Rico	819	20.7
Georgia	1,908	19.7
New Jersey	1,527	17.6
Delaware	1,46	16.8
South Carolina	696	15.5

Source: US Centers for Disease Control and Prevention, HIV/AIDS Surveillance Report, 2008

In terms of the number of people living with HIV/AIDS, there has been a steady increase since reporting began. Over the last ten years, the number of people living with HIV/AIDS has grown from 10,274 to 14,795 as of December 2009, a cumulative 42.7% increase resulting from continual diagnosis and reporting of new cases, combined with an increase in the length of time that people live with HIV/AIDS. On one hand, annual growth in the number of people living with HIV/AIDS has generally trended downward over the last decade, despite an upward spike from 2008 to 2009, as shown in Figure 4.20. This is partially the result of fewer cases being diagnosed each year, which has also trended downward over the last decade. Since 1999 when almost 1,000 new cases were diagnosed, the number of newly diagnosed cases decreased to a low of 712 in 2008.

On the other hand, research is ongoing, new drugs continue to be introduced and life expectancy is increasing. The most significant change occurred in 1997, when the number of deaths amongst persons with AIDS dropped almost 60% from 532 to 317, as a result of new anti-retroviral drugs and strengthened care services. In recent years, death rates remained fairly stable before beginning to tick upward again in recent years. The latter may be the result of diminishing efficacy of therapies in some patients, due to a variety of factors including delay in diagnosis of HIV infection, difficulty adhering to medical treatments due to cost or behavior and development of viral resistance to treatment. In spite of this, people living with HIV/AIDS are generally living longer, and the overall result, combined with the continual diagnosis of new cases, is a slowly expanding population of people living with HIV/AIDS who have unique housing and supportive services needs.

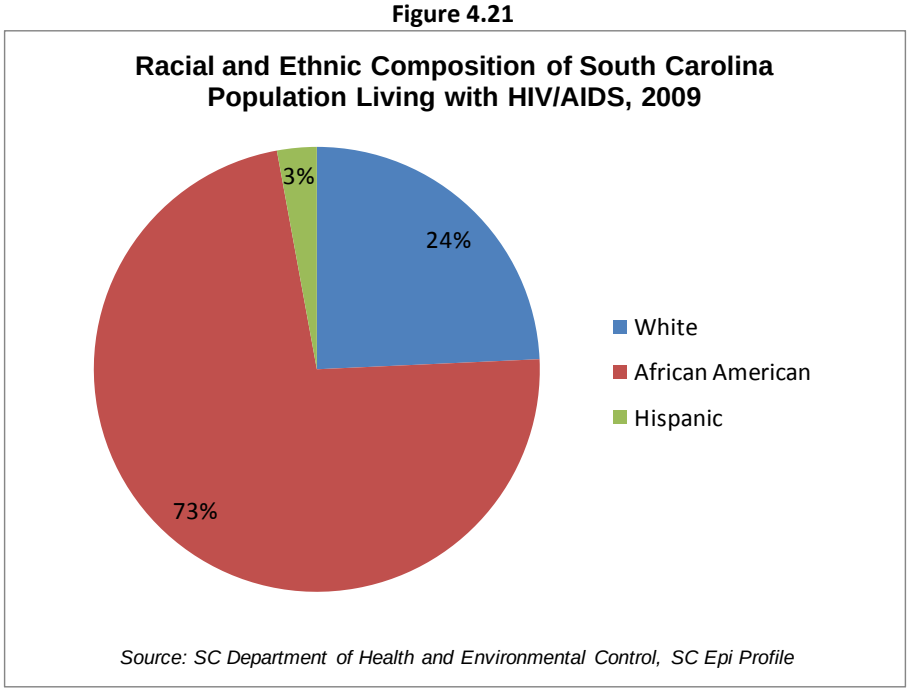
Figure 4.20



POPULATION CHARACTERISTICS

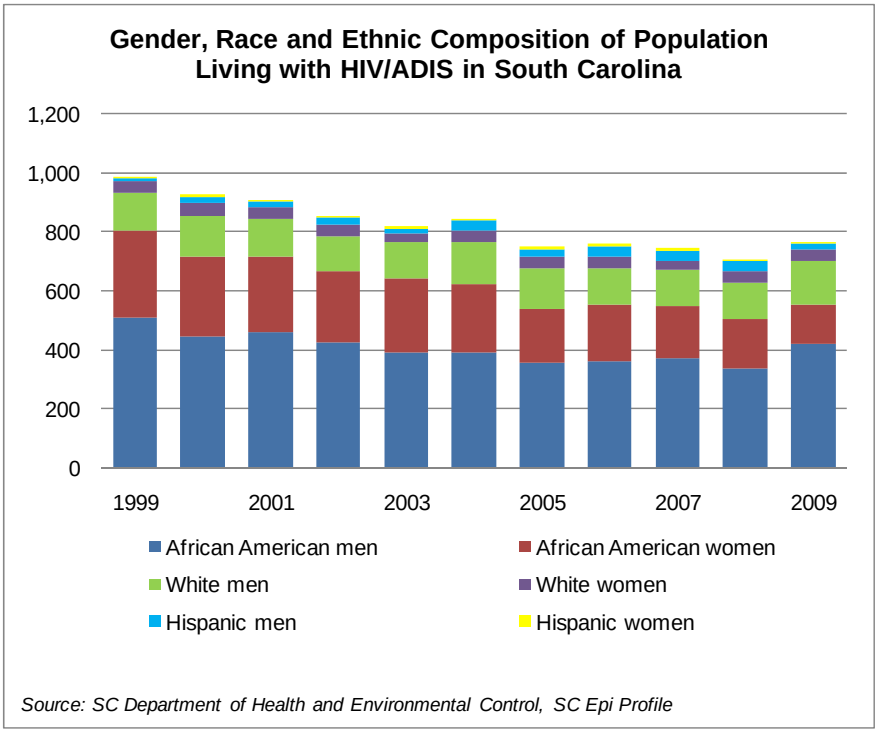
Within the total population of people living with HIV/AIDS in South Carolina, there are significant differences among race, gender and age sub-populations. African Americans in particular continue to be disproportionately impacted by the disease and represent nearly three-quarters of all people living with HIV/AIDS since 1999. As of December 2009, people living with HIV/AIDS were 72.9% African American, 24.3% White and 2.9% Hispanic. Despite being a very small segment of the population, Hispanic people living with HIV/AIDS is a growing sub-population, having increased from 133 people (1.3%) in 1999 to 421 (2.9%) in 2009.

Figure 4.21



Gender also dramatically impacts the prevalence of HIV/AIDS in the population. Men have consistently made up the majority, or approximately 70%, of all people with HIV/AIDS in South Carolina. Since 1999, there has been only slight variation in the gender composition of the population, with men dropping less than one percentage point since 1999 from 70.9% of the population to 69.4%. By comparison, the share of women living with HIV/AIDS has increased from 29.1% in 1999 to 30.6% in 2009. Women, however, represent a larger share of those living with non-AIDS HIV at 32.7%. According to the SC Department of Environmental Control, the higher proportion of women living with HIV (non-AIDS) compared to incident and prevalent AIDS cases may be the result of a shift in the epidemic toward women during the past decade, more women being diagnosed in earlier stages of the disease than men, or more women accessing HIV care and receiving antiviral drugs, thereby delaying or preventing the onset of AIDS defining conditions.

Figure 4.22



Source: SC Department of Health and Environmental Control, SC Epi Profile

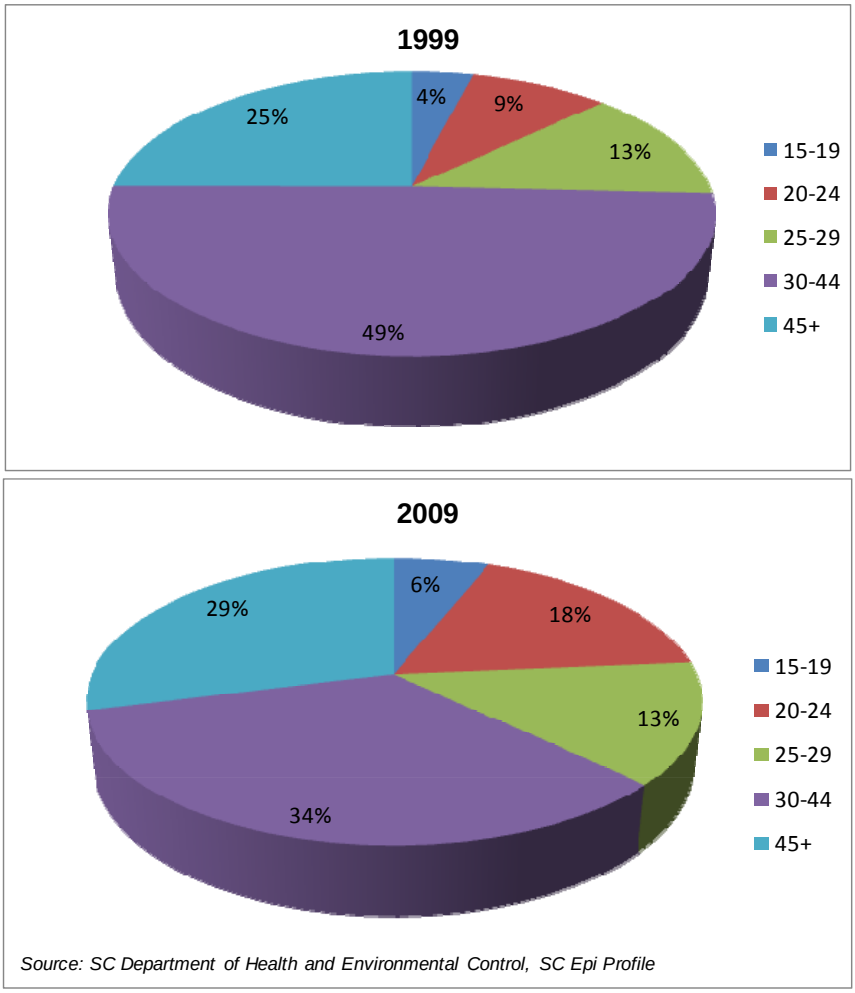
Figure 4.22, above, illustrates the impact of gender combined with race and ethnicity. African American men, who represent both of the most prevalent gender and racial/ethnic groups, are at greatest risk of being diagnosed with HIV/AIDS. As of December 2009, African American men represented 54.7% of all people living with HIV/AIDS, which is a 3% increase since 1999, and almost four times as many African American men live with HIV/AIDS compared with white men. However, African American men are only 76.0% of the total African American population living with HIV/AIDS, which is lower than for both white men (79.7%) and Hispanic men (82.1%).

Finally, as the population living with HIV/AIDS ages, the age of the population living with HIV/AIDS in South Carolina is getting more diverse. Over the past decade, those age 30 to 44 have decreased as a

share of the total population from 49.2% to 28.9%, with the difference being made up by growth in age groups 45 years and older, again reflecting the longer life expectancy now versus ten years ago, 20 to 24 years and 15 to 19 years.

According to DHEC, persons in the 20 to 44 year age group account for the majority of the population by most measures: 58.5% of new AIDS diagnoses, 57.3% of people living with HIV and 51.7% of people living with AIDS; however, one third of new HIV/AIDS cases diagnosed in 2008 and 2009 were among persons in the younger 15 to 29 years age group. This age group is of concern, since growth here will translate into a greater impact on the total population if life expectancy continues at current levels.

Figure 4.23
Estimated Population Living with HIV/AIDS in South Carolina, 1999 - 2009



Source: SC Department of Health and Environmental Control, SC Epi Profile

By exposure category, the HIV/AIDS epidemic in South Carolina continues to be primarily men who have sex with men (44% of prevalent and 64% of incident cases among persons with reported risk) and heterosexual (about 38% of prevalent and 29% of incident cases among persons with reported risk). Injecting drug use is not a major transmission category, comprising 16% of persons living with

HIV & AIDS. Comparing recently diagnosed HIV/AIDS cases by exposure category (Fig. 5), shows similar proportions for 2008 and 2009. Compared to living cases, injecting drug use accounts for 7% of new diagnosed cases with risk reported.

HIV/AIDS AND HOMELESSNESS

The National Alliance to End Homelessness estimates that 3.4% of homeless people were HIV-positive in 2006. In South Carolina, the 2009 Homeless Count indicated that 1.1% of the homeless population in this state has HIV/AIDs, which is an increase over the 0.9% occurrence indicated by the 2007 Homeless Count. Using the 14,795 December 2009 HIV/AIDS population noted above and the 4,012,012 estimate of the state population as of July 2009 provided by the US Census Bureau, the 1.1% HIV rate among the homeless population is nearly three times as high as the 0.4% incidence rate among the state's general population.

HIV/AIDS and homelessness are intricately related, often resulting from a combination of high costs of health care and medications, lack of health care insurance to offset medical costs, increased risk of job loss due to discrimination of frequent health-related absences, and housing discrimination. The National Alliance to End Homelessness estimates that up to 50% of people living with HIV/AIDS in the United States are at risk of becoming homeless, and using this national estimate South Carolina could have approximately 7,000 persons in this category. This is reason for concern, since the conditions of homelessness may increase the risk of contracting HIV. A disproportionately large number of homeless people suffer from substance abuse disorders, and many homeless people inject drugs intravenously and may share or reuse needles, a practice which is responsible for 13% of HIV/AIDS diagnoses in the United States. An additional 50% of cases are a result of male-to-male sexual contact and 33% due to heterosexual sex (according to the US Centers for Disease Control and Prevention), and the conditions of homelessness often lead to sexual behaviors that increase the risk of contracting HIV.

People with HIV/AIDS are also likely to encounter increased health challenges as a result of even a short stay in a shelter, which in turn leads to even higher medical costs and need for supportive services. Due to factors such as poor hygiene, malnutrition and exposure to cold and rainy weather, homeless people are already three to six times more likely than housed people to become ill, according to a 2008 study by the National Health Care for the Homeless Council. Since HIV targets the immune system, people living with HIV/AIDS do not have the ability to fight off disease and their risk of illness is even higher. Additionally, crowded shelters with poor ventilation can endanger people with HIV/AIDS by exposing them to infections such as Hepatitis A, pneumonia, tuberculosis, and skin infections. A 2006 study by the National Association to End Homelessness shows that people who sleep in a shelter are twice as likely to have tuberculosis if they are HIV-positive. Finally, studies have shown that the psychological distress which typically accompanies homelessness may increase the severity or progression of the disease (Greeson et al., 2008), and many of the health treatment options available to people with HIV/AIDS have complex regimens that are difficult to adhere to without stable housing, clean water, bathrooms, refrigeration and food.

HOUSING AND SUPPORTIVE SERVICES NEEDS

Stable housing is the cornerstone of HIV/AIDS treatment, allowing persons with HIV/AIDS to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. Housing, according to the results of an in-depth survey of people living with AIDS in this state, is typically not affordable for people with HIV/AIDS. The survey, or the Supplement to HIV/AIDS Surveillance (SHAS) sponsored by the US Centers for Disease Control and conducted in Charleston, Richland and Orangeburg counties between July 2002, through March 2004, found that 46% of people with HIV are unemployed, with women more likely to fall in this category. Of women who do have incomes, 43% have income levels under $10,000 annually, 53% receive income from employment, and 21% are dependent upon welfare and Social Security and 18% on family and friends. Approximately half of the people interviewed for the survey live with family members (47.0%); one in four (26%) also reported a history of incarceration; and 30% reported being potentially alcoholic and 40% percent reported using illicit drugs. All of these factors limit income and access to housing.

The statewide planning process for the Ryan White 2009 Statewide Coordinated Statement of Need (SCSN) identified housing needs across a continuum of housing options, including emergency housing and temporary shelter, extended care housing options, in-patient hospice and an inventory of affordable housing. In addition to increasing the numbers of people with HIV/AIDS needing services, specific barriers have been identified by communities that impact efforts to serve clients. These include:

- Affordable quality housing, including Section 8 properties, is limited, particularly for females, and people with prior criminal convictions do not have access to Section 8 housing.
- The typical waiting list for public housing is months to years in length, and without "preference" listing, people with HIV/AIDS often run out of housing assistance funds or die before reaching the top of the list.
- HIV/AIDS-based disability decisions are often not made before available funds are expended.
- Public housing projects often have significant alcohol and drug abuse problems, which further limits the availability of affordable housing that is also safe for families.
- Stigma and discrimination, real and perceived, can result in more limited housing options.
- Affordable housing is not typically located near employers and supportive services, making lack of affordable public transportation a factor.
- Disposable income for people with HIV/AIDS is limited by high healthcare and medication costs, requiring even more affordable housing.

Given these barriers and the trends noted in the sections above, there is an urgent need for more affordable housing on a long term basis, and particularly for housing in areas that provide a safe, healthy environment.

UNMET NEEDS

Ryan White emphasizes medical care, health education and risk management, AIDS drug assistance and medical case management, as these programs have been the HRSA-mandated focus of the Ryan White Part B Program. As a result, surveys of target populations, which were conducted as part of development of the 2010-2014 Ryan White Statewide Coordinated Statement of Need and Comprehensive Plan for the state, indicated high rates of awareness, usage and satisfaction with services provided with respect to medical care, case management, transportation, AIDS drug assistance, oral healthcare, psychosocial support, health education and risk management. Gaps and unmet needs, however, exist for all PLWHA services, as shown in the table below.

Figure 4.24
Unmet Needs for Persons Living with HIV/AIDs

Service	% Aware of Service	% Accessing Service	% Needing the Service but did not Receive Within Last 12 Months
Medical Care	95%	85%	3%
AIDS Drug Assistance	90%	60%	13%
Health Education/Risk Reduction	85%	46%	10%
Medical Transportation	86%	30%	39%
Medical Case Management	66%	87%	19%
Housing Services	45%	*N/A*	93%
Health Insurance Assistance	41%	*N/A*	94%
Legal Services	54%	*N/A*	94%

Source: SC Department of Health and Environmental Control and SC HIV Planning Council, 2010-2014 Comprehensive HIV Prevention Plan

According to the survey, areas of unmet need, or gaps in service, exist in the areas of hospice, legal, housing and emergency financial services. These findings are consistent with needs as stated directly by Ryan White clients and reflect the needs identified by DHEC in its gap analysis for the Ryan White Care plan. DHEC concluded that services about which PLWHA were less aware were the same services least often accessed, indicating a high correlation between access and unmet need. DHEC has identified the services below as priorities for reducing unmet needs.

- ***Medical Transportation*** – PLWHA clients identify lack of transportation to medical facilities as a factor that directly interferes with adherence to medical care, as well as a service that is difficult to obtain.
- ***Oral Healthcare*** – Oral healthcare is consistently identified by PLWHA clients as difficult to obtain, despite being a relatively well-used service. It can therefore be assumed that dental issues are more involved than dental services offered.
- ***Housing Services and Emergency Financial Assistance*** – 78% of PLWHA live below 200% of the poverty level and 68% of PLWHA are not employed. Housing and emergency financial assistance are as a result widely identified as critically important needs.
- ***Psychosocial Support*** – PLWHA clearly indicate a need for support groups, confidentiality and community education. Confidentiality is also a factor in adherence to medical care

treatment. This need derives from perceived discrimination and stigma to PLWHA attached by the community.

- ***Health Insurance Assistance*** – Although not all PLWHA qualify, provision of this Ryan White eligible assistance is underutilized and benefits both care programs and providers, by generating cost savings, and PLWHA. All eligible PLWHA should be enrolled in available programs.

Of the above services, the HOPWA program aims specifically to provide housing opportunities to persons with HIV/AIDs and can assist in addressing the unmet housing and emergency financial assistance needs, as well as the unmet portion of more widely utilized Ryan White case management and supportive services.

SPECIAL NEEDS FACILITIES AND SERVICES

Including ESG, HOPWA and HOME, many other organizations provide services on a statewide or regional basis for non-homeless special needs populations, including the elderly, low-income families, persons with mental and physical disabilities, and persons with HIV/AIDS. Service providers in the state assist with advocacy, direct assistance, funding, information and/or referrals. A key player, in terms of advocating for and developing housing for those with mental illness, is the SC Department of Mental Health (DMH). A list of programs and services with a statewide service area follows. In addition to these statewide providers, there exists throughout the state a variety of local, regional and community based service providers involved in direct assistance or support services to individuals with disabilities, and an additional number of statewide agencies exist to support specific segments of the special needs population.

Figure 4.25
Providers of Special Needs Services in South Carolina

Organization	Primary Services				
	Advocacy	Direct Assistance	Funding	Information/ Resources	Referral
Affordable Housing Coalition	X			X	
ARC of South Carolina	X	X		X	X
Commission for Minority Affairs				X	X
Community Action Agencies (15 statewide)		X		X	
Community Development Corporations	X	X		X	
Community Development Credit Unions (CDCUs)			X	X	
Community Development Financial Institutions (CDFIs)			X	X	
Continuum of Care for Emotionally Disturbed Children (Governor's Office)		X	X		
Councils of Government (10 Statewide)				X	X
Councils on Aging	X	X		X	X
County Departments of Mental Health	X	X		X	X
SC Access (Lt. Governor's Office on Aging)				X	X
SC Assistive Technology Program		X	X	X	
SC CAP - Client Assistance Program (Governor's Office)	X	X		X	X
SC Department of Alcohol and Other Drug Abuse Services			X	X	X
SC Department of Commerce, Grants Administration			X		

PART IV – SPECIAL NEEDS

Organization	Primary Services				
	Advocacy	Direct Assistance	Funding	Information/ Resources	Referral
SC Department of Disabilities and Special Needs and County Boards of Disabilities and Special Needs	X	X		X	X
SC Department of Education Office of Exceptional Children	X		X		
SC Department of Health & Environmental Control (DHEC)		X	X	X	X
SC Department of Labor - Migrant Farm Workers				X	X
SC Department of Mental Health	X		X	X	X
SC Department of Vocational Rehabilitation		X			
SC Developmental Disabilities Council (Governor's Office)	X		X	X	
SC Disabilities Network				X	X
SC Independent Living Council	X		X	X	
SC School for the Deaf and Blind					
Family Connection of South Carolina		X		X	
Federation of Families of South Carolina		X		X	
Federal Home Loan Bank of Atlanta			X		
Governor's Office of Economic Opportunity			X	X	X
Habitat for Humanity			X		
Harvest Hope Food Bank		X			X
Help-line of the Midlands		X			
Human Affairs Commission		X		X	
Humanities Foundation			X	X	
Institute on Poverty & Deprivation				X	X
Legal Services Association	X	X			
Local Public Housing Authorities		X			
National Alliance for the Mentally Ill (NAMI)	X	X		X	
Nehemiah Corporation			X	X	
Palmetto Development Group (CDFI)			X	X	
Protection and Advocacy for People with Disabilities	X	X		X	X
Ryan White HIV Care Consortia (13 statewide)	X	X		X	X
Protection & Advocacy Systems for the Handicapped	X	X		X	X
Regional Housing Authorities		X			
Rural Interagency Alliance	X			X	X
Salvation Army		X		X	X
State and County DSS Offices	X	X		X	X
State Budget and Control Board, Office of Research and Statistics				X	
State Housing Finance and Development Authority			X	X	
Telamon Corporation		X			
United Methodist Relief Center			X		
United Way			X	X	X
Urban Leagues		X			X
U.S. Department of Housing and Urban Development (HUD)			X		
U.S. Department of Veterans Affairs		X		X	X
Veterans Advocate Outreach		X		X	X

PART IV – SPECIAL NEEDS

This page intentionally left blank.

PART V – NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Consolidated Plan regulations require states seeking funding under the Community Development Block Grant (CDBG) program to describe the state's priority non-housing community development needs that affect more than one unit of general local government. Per HUD guidance to states regarding their Consolidated Plans, these non-housing community development needs should be CDBG eligible activities typically funded by the state, such as public improvements, public facilities and services and economic development activities. These priority needs then inform the state's strategic plan for using CDBG to develop viable urban communities by providing decent housing, ensuring a suitable living environment and quality of life, and expanding economic opportunities, principally for low and moderate income persons.

In addition to the housing needs described in this plan, there is a wide variety of other, often interrelated community and economic development needs throughout the state. These needs relate directly to quality of life for low and moderate income residents and to:

- Making a suitable, high quality living environment both available and sustainable,
- Addressing and helping to eliminate barriers to economic development and the ability, particularly for the state's most rural communities, to compete for new jobs and investment, and
- Creating communities where there is viable and sustainable economic opportunity for low and moderate income residents, as well as for the community as a whole.

Two of HUD's priority objectives are directly related to community development needs other than housing. In addition to decent housing, the two other key HUD objectives are a suitable living environment and economic opportunity for people with low to moderate incomes. The development of public infrastructure, community facilities and services is vital, both to support and grow local businesses and employers as well as to support residential needs and ensure quality of life for community residents. Families must be able to support themselves and provide for their own basic needs, and communities must become more economically competitive to provide these opportunities, either directly by attracting new employers or encouraging expansion by existing employers, or indirectly by creating an environment that will lead to business growth.

Economic conditions of recent years have revealed how important jobs and employment are to the health and sustainability of South Carolina's communities. Unemployment has been at record high levels in many of the state's most rural and least developed counties, contributing to continuing high levels of poverty and per capita incomes that continue to lag behind the nation and other parts of the state. Economic opportunity in many communities is limited and it has become increasingly difficult to attract major new employers to isolated rural areas, a fact which has magnified the impact of the loss of existing jobs as a result of economic changes. In the past, many of the state's rural areas were anchored by a major industrial, often textile, employer and the transition away from these types of high-labor, low-wage employers will continue if not accelerate in the future.

Technology and innovation, requiring higher levels of workforce skills, will combine with economic changes and continue to impact the face of manufacturing employment. Rural areas will need to develop their own small businesses, develop economic opportunity through non-traditional means like downtown revitalization and asset-based tourism, and larger areas will need to partner with universities to provide opportunities for research and development partnerships, capture emerging workforce talent historically lost to other states, upgrade skill levels amongst the existing workforce, and encourage more diversified economic development beyond large industrial growth. For all areas, this means revitalizing communities holistically, supporting and growing small businesses, and developing economic opportunity for local businesses that will be sustainable into the future.

Notwithstanding the critical need for improved economic opportunity throughout the state, other community development needs also persist and must be addressed in order to develop vital, sustainable communities. Needs vary amongst regions, and local governments within regions, and include but are not limited to:

- Basic public infrastructure, including clean drinking water, water for fire protection and other business and residential uses, adequate and reliable wastewater treatment, and storm drainage facilities
- Essential community and neighborhood facilities and services such as libraries and facilities dedicated to training and skill development, health and public safety, transportation, and other related public facilities, and
- Vision, leadership and planning, both at the community and regional levels, to build a sense of ownership among residents and to generate enthusiasm, confidence, and a commitment for action.

All of the above are necessary to develop a vital and sustainable community which provides its residents with a high quality of life, can compete in today's economy for needed jobs and employment, and is capable of creating and sustaining economic opportunities for all of its residents.

Specific economic and community development needs vary across the state and communities also vary in their ability to respond to critical needs and challenges, with many of the state's more rural municipalities and counties unable to meet the needs of their citizens without financial assistance. Many communities do not have the resources to address even the most basic needs like public water and sewer infrastructure, which may be non-existent or old, dilapidated and inadequate and which often represents a public health and safety or environmental concern. Identifying obstacles to the community's economic development, and being able to address them, is also beyond the capacity of many of the state's communities.

This section addresses these non-housing community and economic development needs, and attempts to identify those needs which are most common and most critical to achieving community quality of life, sustainability and economic opportunity. Where appropriate, regional differences are discussed, and the priorities established are used in Part VI – Strategic Plan to establish priority

needs, strategies and specific objectives for addressing these needs, and related goals for the 2011-2015 Consolidated Plan period.

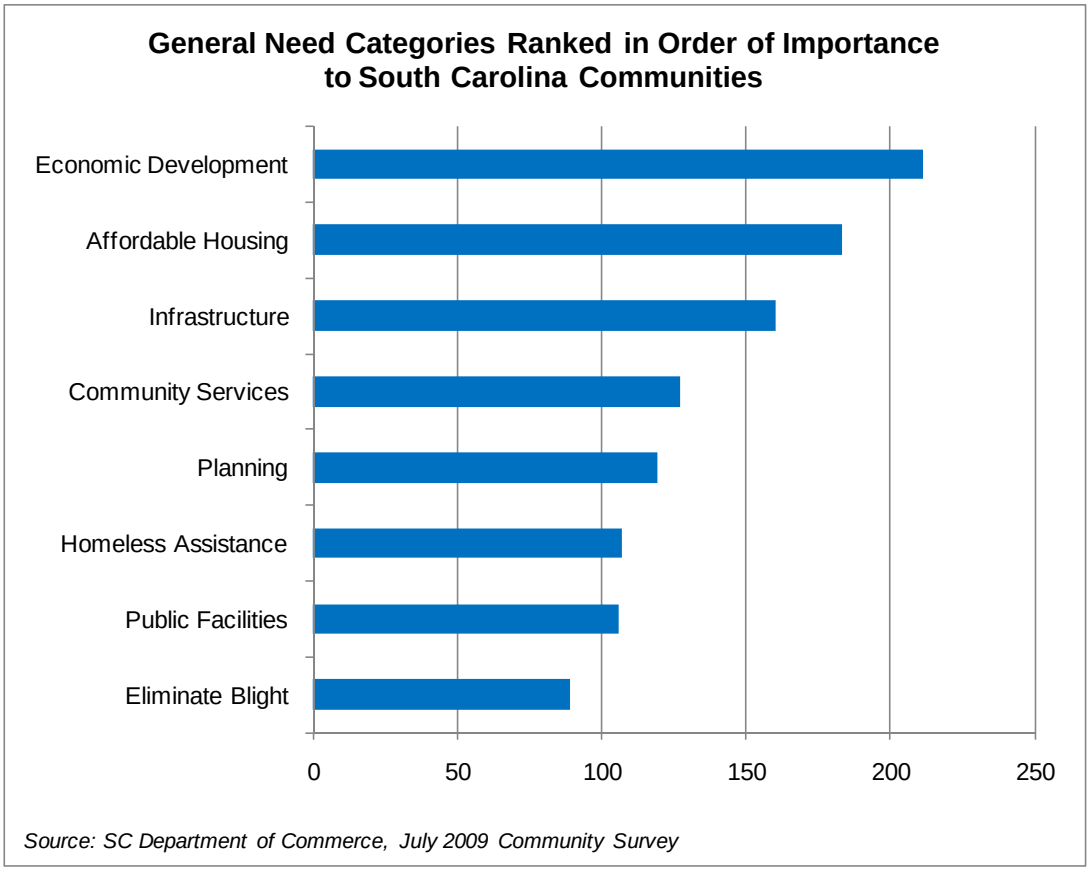
STATEWIDE NEEDS ASSESSMENT PROCESS

The most valuable tool for assessing the variety of needs that exist is to survey local communities and the regional economic development and planning organizations which assist them. An inventory of non-housing community development needs was prepared based on a collective effort with local governments throughout the state, as well as through consultation with public and private service providers, using:

- Information from participants at five regional focus group meetings dedicated to community and economic development. (A sixth meeting was dedicated to housing and special needs and the results have been previously discussed in the Housing, Homeless and Special Needs sections).
- Results of a month-long statewide survey conducted online, through which input was received from municipal and county officials and staff, Councils of Government (COGs), community-based organizations, economic development entities, housing developers and services providers, water and sewer authorities, and state agencies.
- Statements of need contained in previous applications for CDBG funding consideration.
- A review of Economic Development Plans and other studies from the State's ten COGs.
- Data and information provided by other State agencies.

The 2010 Community Survey asked respondents to rank broad categories of needs according to their importance (Very Important, Important, Somewhat Important, Not Important, Not Needed) to the community as a whole. Figure 5.1 below shows the eight activities and the importance ratings for each.

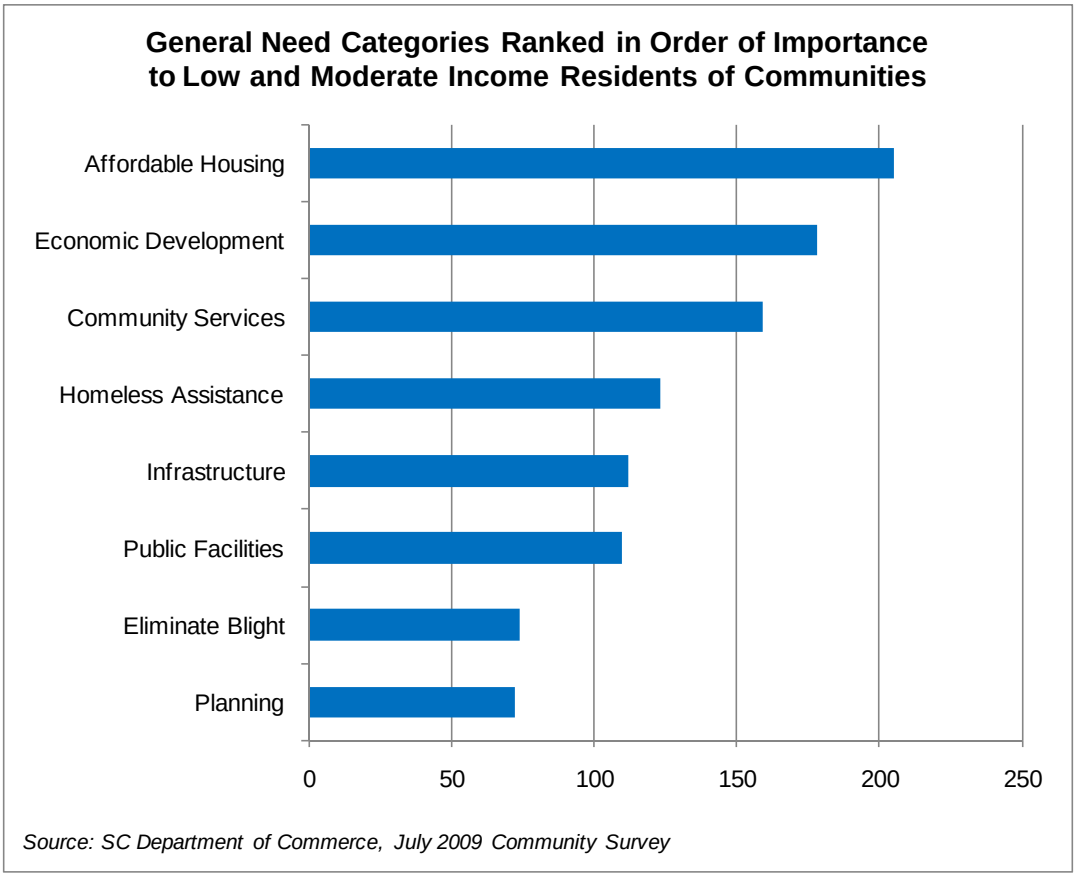
Figure 5.1



In light of the current economic climate, it was not surprising that Economic Development was considered most important by the majority of respondents (211 ranked as Very Important) and Affordable Housing second (183 ranked as Important). Infrastructure ranked third (160) and Community Services ranked fourth (127).

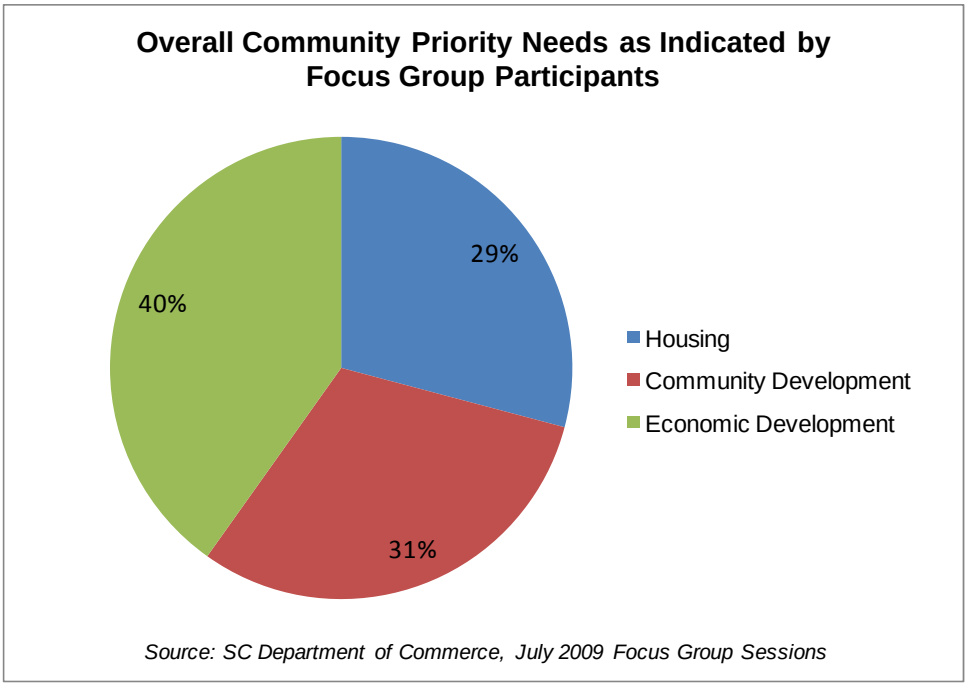
Respondents were also asked to rank the same needs in relation to the low and moderate income persons in their communities. The results reversed the order of the previous top two items and placed Community Services as the third most important item. Homeless Assistance, which had ranked sixth as a community-wide need, rose to fourth priority among low and moderate income persons, and Infrastructure was fifth place. The graph below shows these results, again grouped by importance ranking.

Figure 5.2



The Focus Group meetings were divided into one statewide focus group on special needs, the results of which have been discussed in prior sections of this Plan, and the five remaining regional focus groups were asked to consider community and economic development needs, as well as housing. Community development essentially encompasses all of the non-housing needs of the state other than economic development, although there is considerable overlap between the two. This, in fact, is an emerging trend: many activities traditionally considered community development activities undertaken to benefit local residents are becoming important activities in developing a viable, economically competitive community. Community development is not just a pre-requisite for economic development, but also a key strategy for supporting local growth and creating sustainable economic opportunity for residents. Focus group participants, at the end of each session, were asked to vote for the highest priority need in each category (community development, economic development and housing). Figure 5.3 below illustrates the priority needs identified by the focus groups.

Figure 5.3



The state's community and economic development needs have been considered both in terms of varying levels within the state and resources available to assist with these needs. Given the needs, priorities have been determined based on the needs that are most pressing and most typical throughout the state, with the fewest resources available to address these challenges. The broad areas of need and priorities are discussed in greater detail below.

ECONOMIC DEVELOPMENT

Economic growth and development are critical to creating a modern, competitive, and prosperous South Carolina. CDBG is the only HUD resource that can assist with economic development and has historically supported the State's business development initiatives. However, in recent years, new state resources have become available for assisting economic development projects that will create jobs in South Carolina, and these resources are expected to continue to be available, though somewhat more limited as state revenues and the state budget tighten. These state resources are more flexible than CDBG and may be used for projects that will directly assist employers committing to create new jobs and that are on tight development timeframes. CDBG remains important, but is ftargeted toward the state's most rural areas, where created jobs are most likely to benefit low and moderate income residents, where fewer jobs and overall statewide impact are often involved, and funding using other state resources is less feasible.

In spite of the prolonged economic downturn of recent years, the Department of Commerce has been successful recently in attracting new industry and developing the necessary infrastructure to support new and expanded business activity and to create new jobs. Between 2003 and 2009, the

Department of Commerce announced the creation of over 100,000 new jobs and over $20.0 billion in new capital investment. Notably, in 2009 three economic development projects each announced 1,000 new jobs, and the state won one of the most significant economic development projects of the year when Boeing announced that it had selected North Charleston for its second 787 Dreamliner aircraft assembly plant. As the only commercial aircraft manufacturer headquartered in the US, Boeing's selection of South Carolina will impact the entire state by creating new opportunities for existing businesses, focusing national attention on the state and helping to attract new businesses, investment and jobs. Production at the new $750 million facility is expected to begin in 2011 and an estimated 3,800 new jobs will be created by Boeing alone. Additional jobs and investment are expected throughout South Carolina as other new companies seek a location closer to Boeing and as existing companies, such as Michelin which makes aircraft tires and GE which makes turbine blades for the 787, expand. South Carolina is home to more than 160 aerospace-related companies.

South Carolina has also been home to BMW's only North American assembly operations since 1993, and in 2008 made the single largest investment in Spartanburg County in its history here, significantly expanded its manufacturing presence. The new facilities opened in October 2010, adding a new 1.5 million square foot facility to BMW's existing 2.5 million square foot campus, and increased the company's overall investment to $4.6 billion. BMW now employs more than 7,000 people, which is more than three times what its original commitment to job creation, and automotive-related manufacturing accounts for more than 30,000 jobs statewide. Since BMW's original location in South Carolina, hundreds of component manufacturers and suppliers have also located or expanded, and now include companies such as Bridgestone Americas Tire Operations, Robert Bosch, Daimler AG, American LaFrance, Honda South Carolina, Caterpillar and Michelin North America, which has 12 facilities around the state and employs around 7,800. In total, the state now has over 250 companies supporting this state's automotive cluster, as well as the automotive industry in neighboring state's. There is at least one supplier in 38 of the state's 46 counties, and these companies collectively announced more than $286 million in new capital investment and 1,852 new jobs in 2009 alone. They also helped attract Mercedes and Volkswagen to the Southeast, and with the most recent BMW announcement, opportunities for additional growth exist throughout the region.

Green technology and "clean" renewable energy companies have also figured significantly into recent economic successes. Wind energy, biomass and solar energy producers are developing facilities around the state. GE Energy, which makes half of all wind turbines used in the United States, manufacturers major components in Greenville, and a number of other South Carolina companies produce wind turbine components. Of particular note, Clemson University's Restoration Institute is constructing a large-scale wind energy research and development facility near the Port of Charleston, where it will test the next generation of turbines and drive trains. The facility, which was scheduled to open in 2010, represents a unique public-private partnership effort which capitalizes on the advantages of the Port of Charleston for shipping turbines worldwide. In terms of biomass energy, the US Department of Energy's Savannah River Site in Aiken will be home to the nation's largest, publicly operated biomass facility once construction is complete, and Rollcast Energy has begun developing the state's first commercial biomass plant, which will convert wood waste into energy.

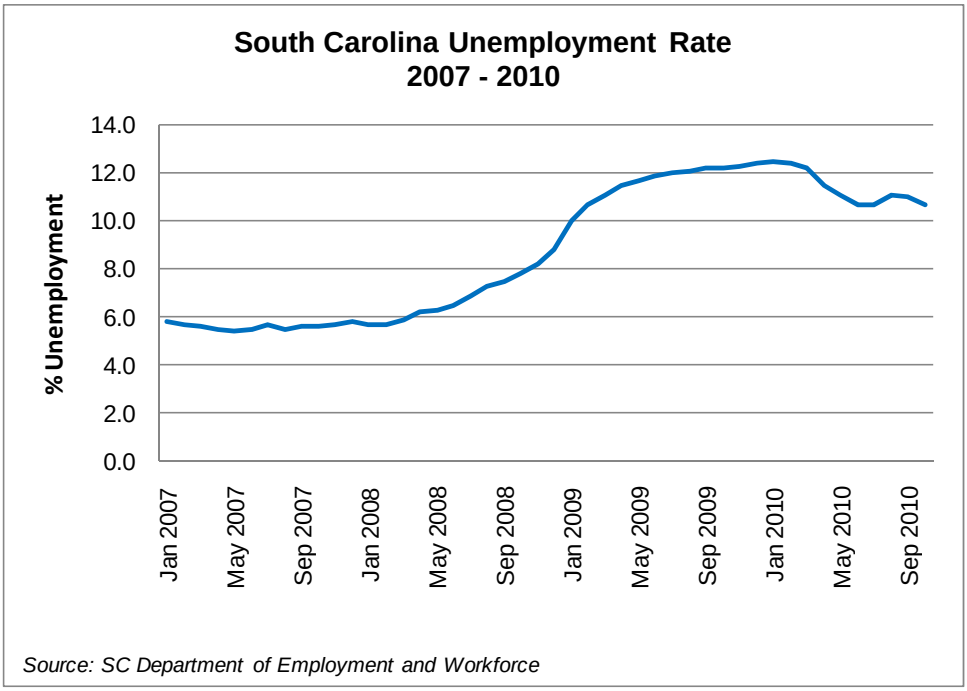
Santee Cooper, the state's largest power producer, will purchase the energy. Finally, Solar Energy Initiatives is developing a solar technology campus in Williamsburg County, and AQT Solar, which makes solar cells, announced that it will locate its second manufacturing facility in the state and create 1,000 green energy jobs. This announcement builds on other recent announcements by manufacturers of components, including film, fabrics, and electrical component manufacturers. Existing companies like KEMET, which has long had facilities in South Carolina, are also benefiting from growth in clean energy, since the company produces capacitors which are used in wind, tidal, geothermal and solar energy generation, as well as electric vehicles.

South Carolina's economic development successes have been noticed and recognized nationally. *Area Development*, a leading economic development and site selection magazine, recognized South Carolina as the third highest ranked state among site consultants. South Carolina met seven of eight criteria for this ranking and holds first place in terms of business costs. The State has received other accolades and high rankings from other economic development organizations and publications, including the 2009 Deal of the Year award from *Business Facilities Magazine* for the Dreamliner announcement and a *Business Facilities* first place ranking in economic growth potential, ranking as one of the ten most attractive states for business by *Area Development Magazine* and a number 3 ranking for overall labor climate and workforce development programs, fifth best workforce and eighth best transportation ranking by CNBC, and a strong showing on IBM's *2009 Global Location Trends Annual Report*.

However, much remains to be done. As noted in *Part I - Demographic and Economic Profile*, South Carolina has a low household and per capita income and a high level of persons living in poverty. South Carolina per capita income has lagged the national figure consistently over the past decade, and the gap has widened as increases in South Carolina incomes have not matched US increases. Over the past decade, personal income derived from transfer payments has increased as a percent of total income, both relative to previous state figures and in comparison to the nation. The state has a higher percentage of persons living in poverty than the nation and that percentage has increased in recent years. The percentages of elderly and female householders with children living in poverty are significantly higher than the national figures as well. Over one-quarter of South Carolina households are in the two lowest income categories as defined by HUD.

The state has been affected by the recession, though unemployment has trended downward during calendar year 2010. Figure 5.4 below shows that unemployment reached a high in January of 2010 at 12.5 percent, but has declined steadily since then dropping almost two percentage points between January and July.

Figure 5.4



Source: SC Department of Employment and Workforce

The state average, however, conceals the fact that many of the more rural areas of the state have unemployment rates much higher than the state average 11 percent, whereas the more urbanized and economically diverse areas, many of which are HUD entitlement jurisdictions, have rates significantly below the state average. For example, as of September 2010, Beaufort County unemployment was 8.0 percent and Lexington County was 7.9 percent. The latter are not only below the state average but also well below the national average of 9.6 percent. This is in sharp contrast to Marion, Allendale, and Marlboro Counties where unemployment is 18.0 percent or over.

To address unemployment and development of more sustainable economic opportunity, the participants in the six focus groups cited the need for education, not just in terms of academics and job training, but in life skills as well. The groups also emphasized the use of a holistic approach, linking programs and objectives to the delivery of services, and capitalizing on technology and existing resources.

ECONOMIC DEVELOPMENT STATUS

The South Carolina Department of Revenue provides a designation of the development status of all counties each year. Counties are ranked and assigned a development designation based on per capita income and unemployment rankings, as well as other factors affecting a county's distress and development status. These rankings are then used to scale state incentives available for economic development projects, providing higher levels of incentives based on county designation and thereby serving to help retain and attract business and industry in the less developed parts of the State. Those counties with the highest unemployment and lowest per capita incomes are considered

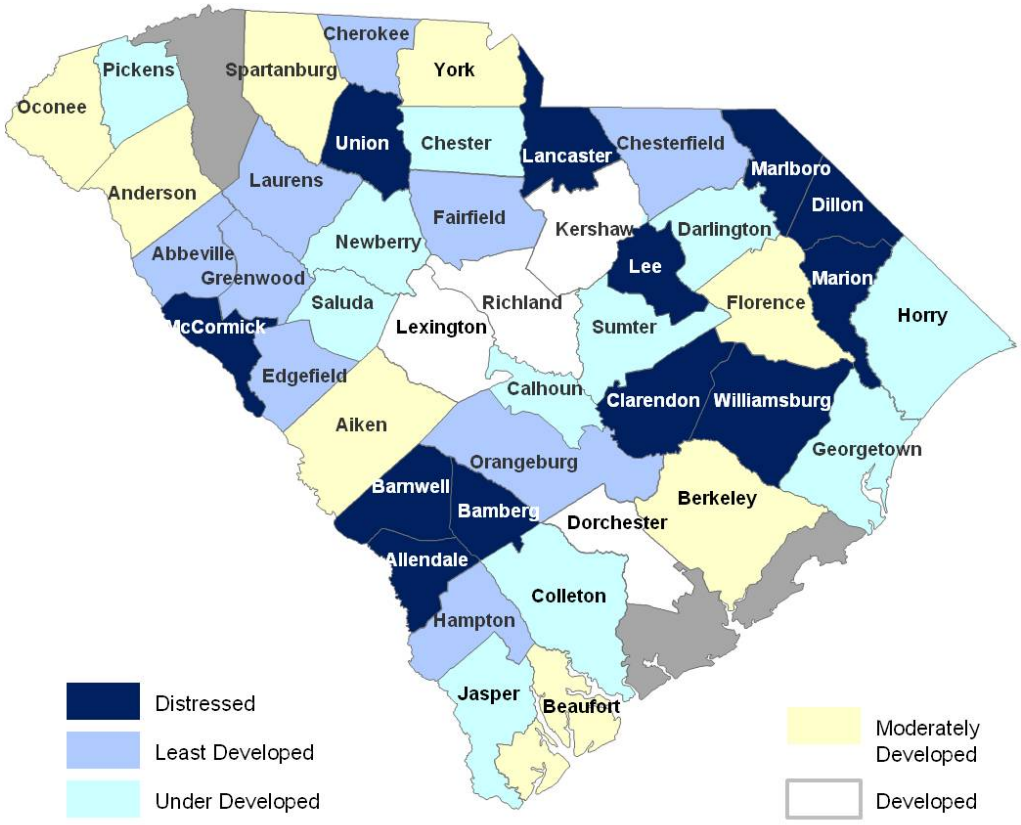
distressed and allowed the highest level of tax credits. Figure 5.5 below shows the counties by their rankings.

Figure 5.5
2010 Job Tax Credit Rankings

DISTRESSED	LEAST DEVELOPED	UNDER DEVELOPED	MODERATELY DEVELOPED	DEVELOPED
Allendale	Abbeville	Calhoun	Aiken	Charleston
Bamberg	Cherokee	Chester	Anderson	Dorchester
Barnwell	Chesterfield	Colleton	Beaufort	Greenville
Clarendon	Edgefield	Darlington	Berkeley	Kershaw
Dillon	Fairfield	Georgetown	Florence	Lexington
Lancaster	Greenwood	Horry	Oconee	Richland
Lee	Hampton	Newberry	Spartanburg	
Marion	Laurens	Jasper	York	
Marlboro	Orangeburg	Pickens		
McCormick		Saluda		
Union		Sumter		
Williamsburg				

Source: SC Department of Commerce

Figure 5.6
South Carolina County Development Status, 2010



Source: South Carolina Department of Commerce

As noted in *Part II – Demographic and Economic Profile*, the rate of unemployment across the state has remained persistently high. The rate declined from September to October 2010, but the decrease was only one-tenth of a percent, from 11.1 percent to 11.0 percent.

Again, the areas of highest unemployment are the more rural counties included in the State Consolidated Planning Area and eligible for CDBG assistance. Consistent with the level of persistently high unemployment, South Carolina was designated by HUD as one of the nation's "Hardest Hit Areas" in 2009.

CAPITAL INVESTMENT

Capital investment is important to the growth of an economy because it represents an expenditure in anticipation of an increased return. These investments can be either through public investment in things such as infrastructure improvements or downtown renewal projects, or through private investment in new equipment or new facilities. In 2009, South Carolina had a total private capital investment of almost $2.4 billion.

In the past, it was typically true that the greater the investment, the more jobs that were created. However, the situation has changed in part because the costs of buildings and equipment have increased, often dramatically. At the same time, however, changes in technology have led to more efficient processes, often requiring fewer, but more highly trained or skilled workers. Thus, the replacement or upgrade of older, obsolete facilities and equipment often leads to a decrease in the number of jobs. The $2.4 billion capital investment in 2009 led to the creation of 18,004 new jobs, which compares to the record investment of $4.17 billion in 2008 that corresponded to the creation of 18,993 jobs. Figure 5.7 below shows job creation and Figure 5.8 shows capital investment in South Carolina from 2003 to 2009.

Figure 5.7

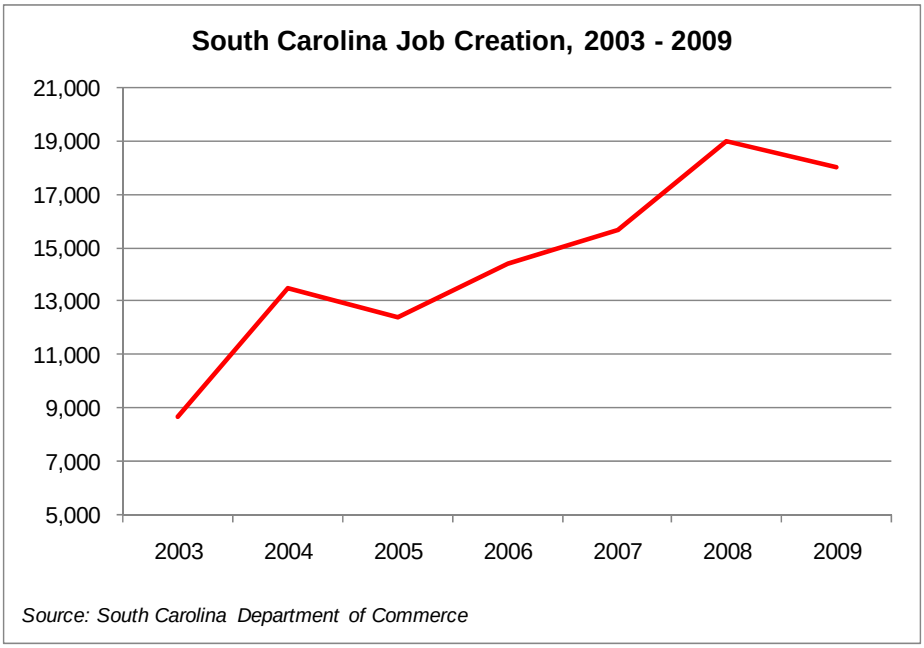
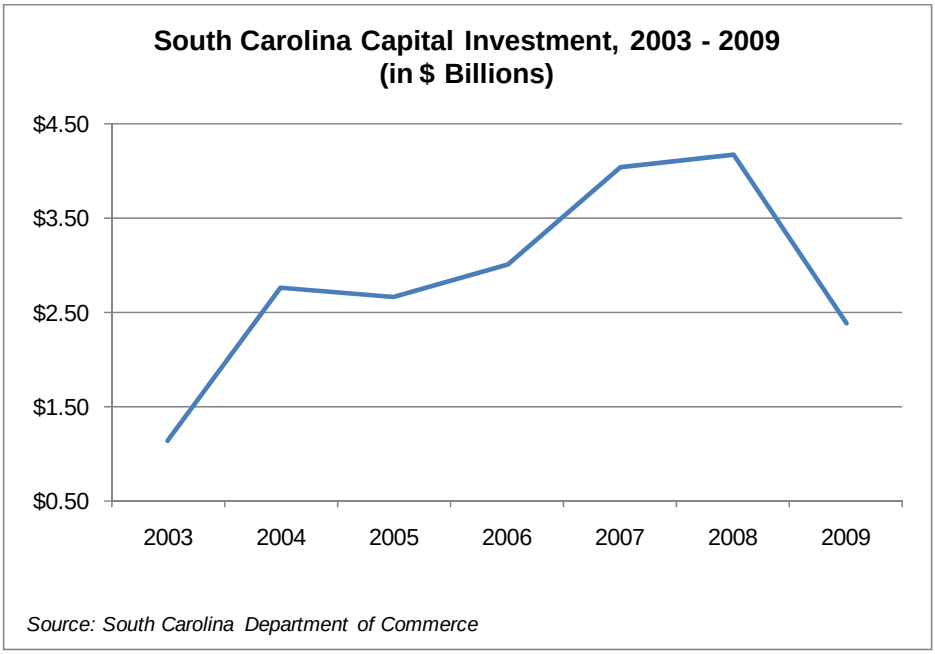


Figure 5.8

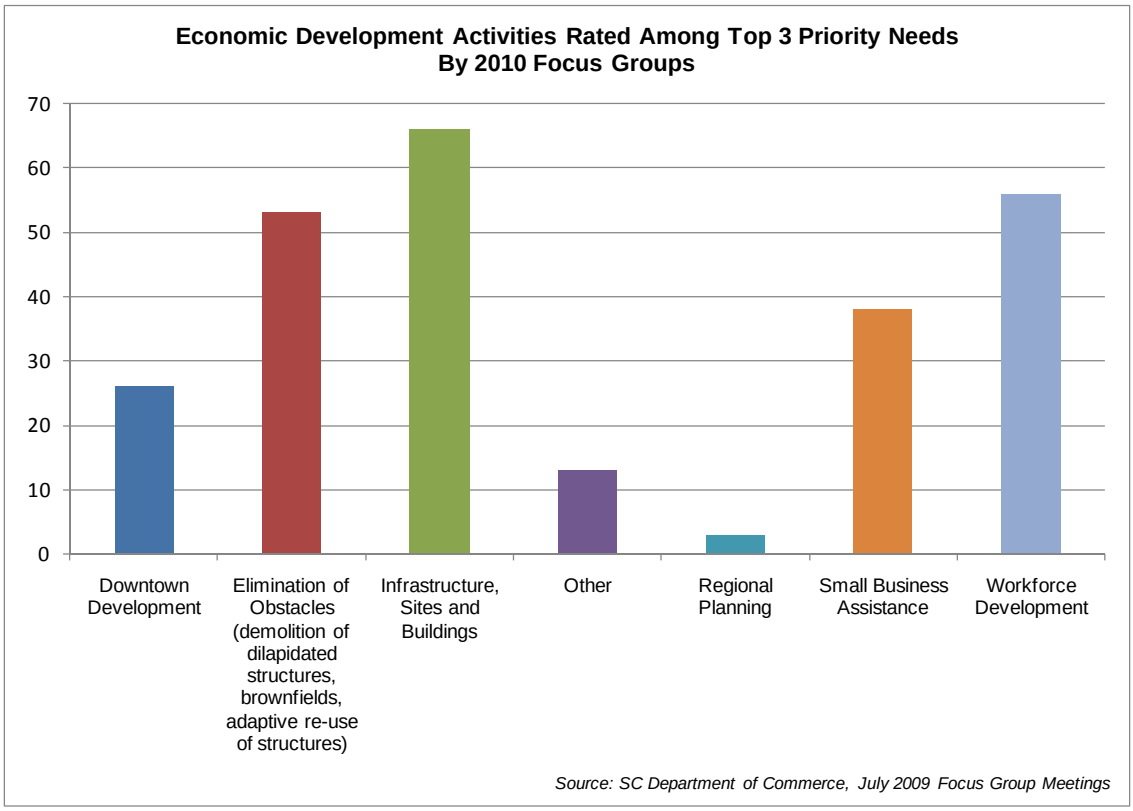


The State has been very active in recruiting new firms, both nationally and internationally. According to the Organization for International Investment, South Carolina ranks 16th in the nation in the share of its private sector workforce supported by US subsidiaries of international companies. This foreign investment accounts for 112,800 jobs in the State.

ECONOMIC DEVELOPMENT NEEDS

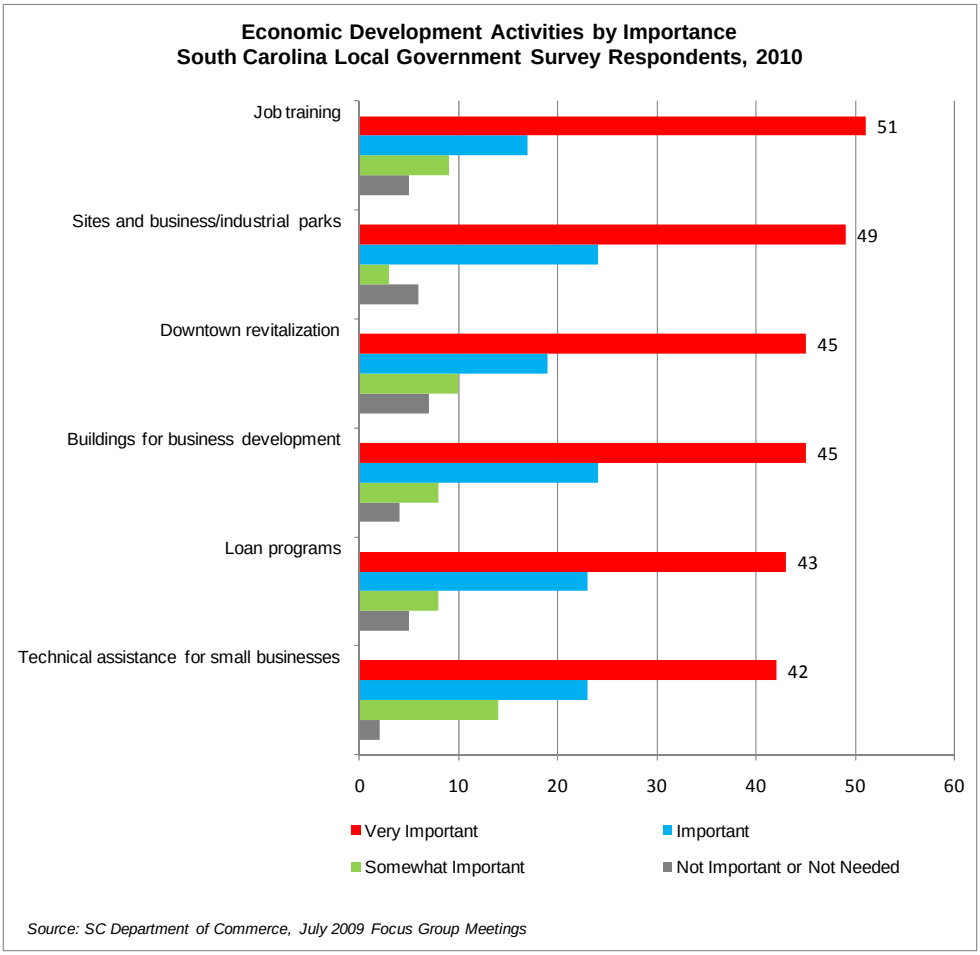
Economic Development was widely considered to be a critical issue in the community survey and focus groups and within that category, development of facilities and resources for improving workforce skill levels ranked as an especially important need. Infrastructure, especially water and sewer issues, was a topic of considerable concern among the focus groups, consistent with the high ranking of infrastructure, sites and buildings for business development in the analysis of most important needs. Elimination of obstacles to economic development, such as demolition of dilapidated buildings, brownfield redevelopment and adaptive re-use of existing structures, such as textile mill buildings, also ranked highly, as did small business assistance. When asked to select the highest priority, second highest priority and third highest priority, participants had difficulty choosing amongst the priority needs. Figure 5.9 shows those needs rated as one of the three top priority needs by the focus groups.

Figure 5.9



The Community Survey results show that job training was ranked most often as "very important" by local government respondents to the survey. All other activities were comparable in the number of times they were rated as "Very Important." Next to job training, the survey indicated a cluster of important needs including land and buildings for business and industry, downtown revitalization and programs for providing loans and technical assistance to small businesses. This reflects economic conditions, the pressure felt by many local governments to provide better and more sustainable economic opportunities for their residents, and the fact that addressing this need will require multiple different activities. Figure 5.10 below shows the rankings for all of the activities.

Figure 5.10



Source: SC Department of Commerce, July 2009 Focus Group Meetings

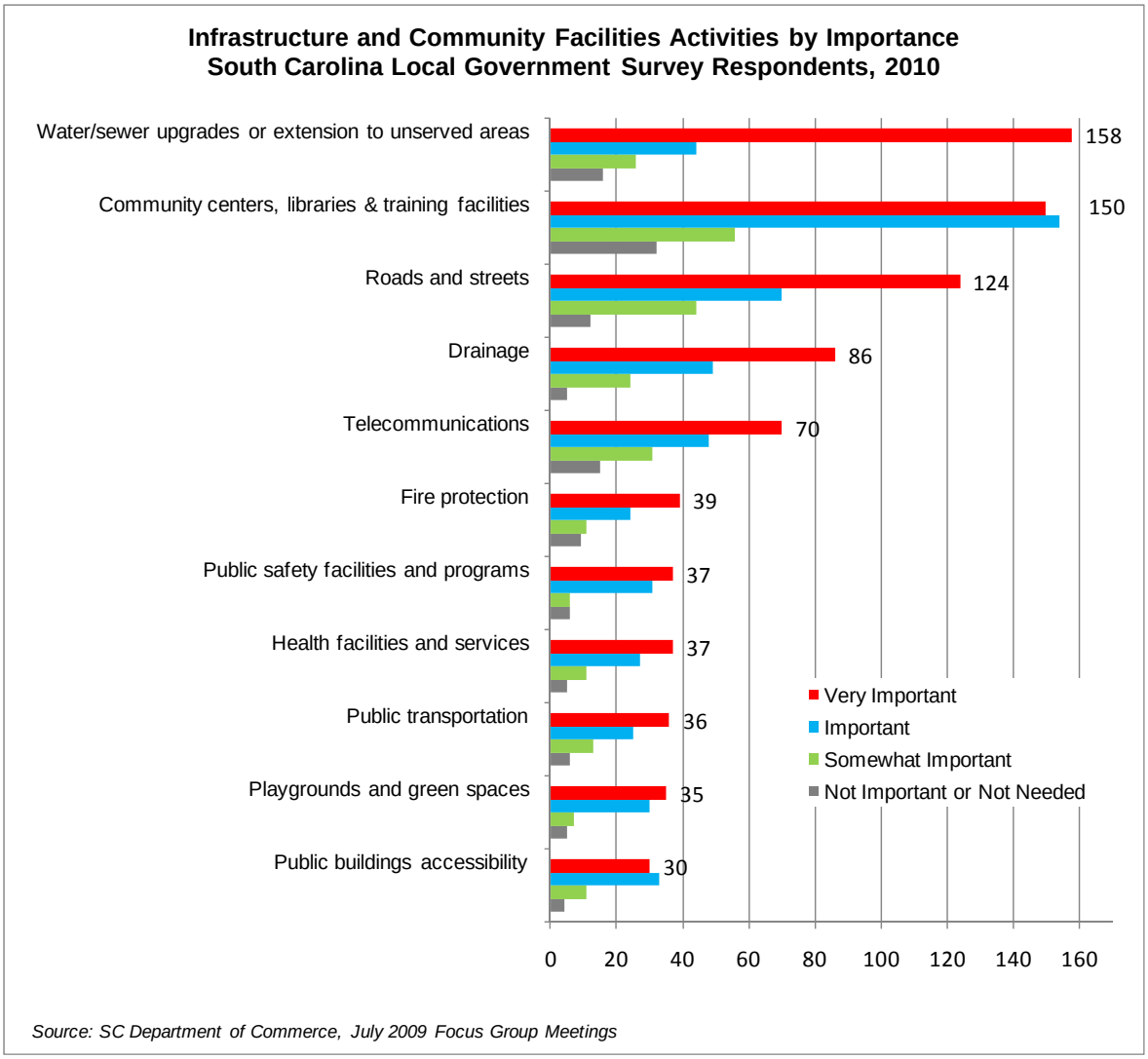
INFRASTRUCTURE AND COMMUNITY FACILITIES

Infrastructure concerns relate to both developing sustainable economic opportunity and to suitable living environments offering quality of life for residents. Rural South Carolina lacks many elements of viable infrastructure, and the existing systems in many of the smaller communities in particular are in need of replacement or upgrade. Without adequate infrastructure businesses will not come to the State or expand existing operations, adequate housing will not be available, and growth will be limited.

At the same time, communities must provide adequate facilities and services for residents in order to provide a good quality of life. These facilities include libraries, health facilities, sidewalks, playgrounds, and fire fighting and other public safety facilities. Services include a wide range of assistance including transportation, after school and childcare programs, health services, and employment assistance. A focus on community assets and programs helps to create a sense of pride and community that in turn promotes a livable and sustainable community.

Figure 5.11 below summarizes the various infrastructure and community facilities activities that were included on the Community Survey and illustrates the importance assigned to them by local government respondents.

Figure 5.11



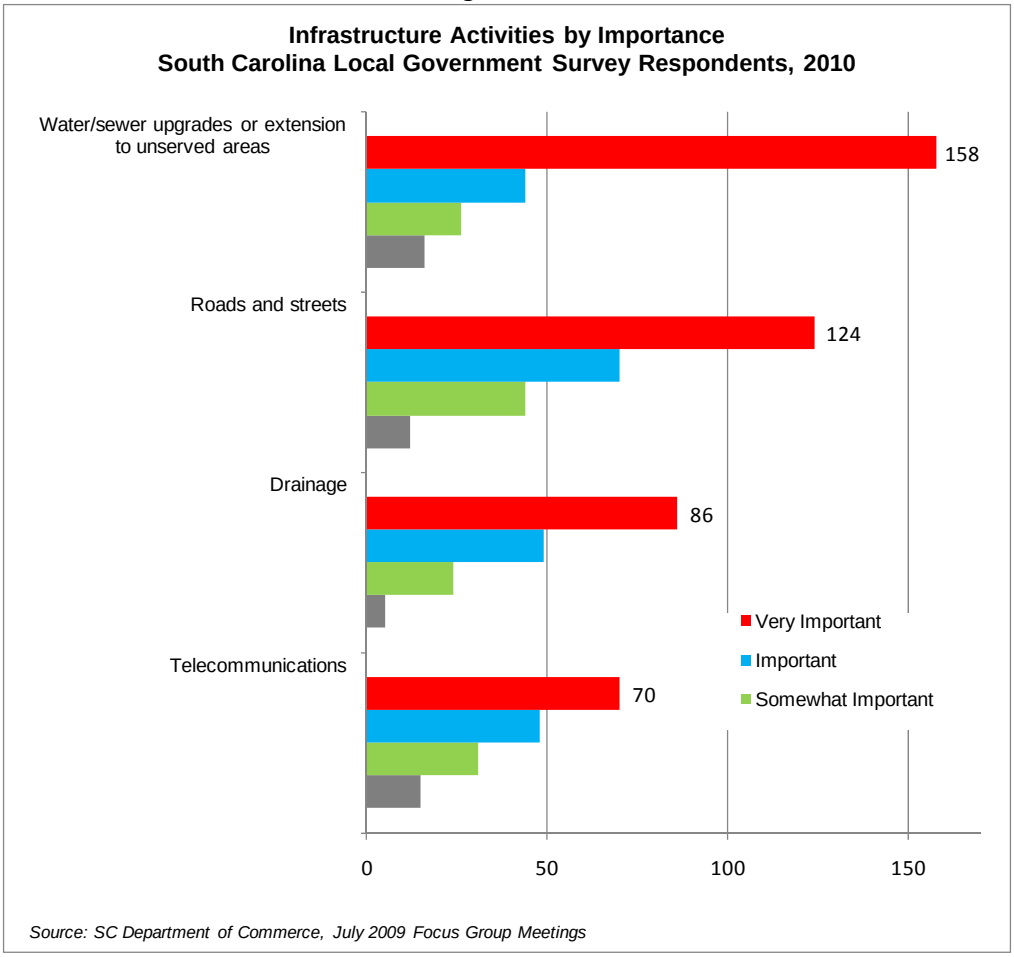
INFRASTRUCTURE

The inadequacy of public infrastructure is a major impediment to community and economic development. Without basic services, such as water and sewer or good roads, there can be no significant job creation and the quality of life for residents of an area is poor. Small municipalities in South Carolina are increasingly finding themselves in dire straits as many must rely upon aging or inadequate systems. Unable or unwilling to increase rates, the systems continue to deteriorate and problems compound.

When the six focus groups discussed Community Development topics, water and sewer was the most frequent topic to arise and the one that stimulated the longest discussions. The participants made the importance of the subject clear, recognizing that the lack of adequate water and sewer was a significant detriment to their communities' sustainability. The cost of upgrading systems is a particular issue, given that local residents are predominantly low income and cannot afford the higher residential rates needed to generate additional revenue and offset costs. Repeatedly, participants discussed the problem of addressing dilapidated, deteriorating and/or inadequate systems and improving service without raising rates for lower income residential customers.

The Community Survey captured information about specific needs related to water and sewer, as well as other types of infrastructure indicated as areas of needs by local communities and regional planners. The chart below provides additional detail about infrastructure needs indicated by the Survey.

Figure 5.12



Whether to upgrade existing deteriorated systems or to extend new water and sewer systems to previously un-served areas, both the focus groups and local government respondents to the Community Survey indicated that water/sewer infrastructure is a compelling need in this state. Road

improvements and storm water drainage improvements were also considered very important by many of the survey respondents, and telecommunications though discussed at length during each focus group, did not rate as highly as the more critical water/sewer and other infrastructure needs.

The survey of the state's local communities reflects what is a national trend: significant needs in terms of water and wastewater infrastructure and few resources to assist.

WASTEWATER

The US Environmental Protection Agency (EPA) documents state wastewater infrastructure needs in its periodic Clean Watersheds Needs Survey (CWNS) which it submits to Congress. In its most recent 2008 report completed in 2009, the EPA estimates South Carolina's wastewater infrastructure needs for the next 20 years at $566 million, compared with the nation at $298 billion. According to the report, need in South Carolina actually decreased between the 2004 and 2008 reports, but the report also notes that the needs reflected in 2008 reflect documented needs for the first time. Prior CWNS, including the 2004 report, used modeling to estimate need. The $566 million need identified in the report compares with the state's share of the federal Clean Water State Revolving Fund allocation at only $7.2 million. The table below shows the breakdown of need by category. Using these figures, the five year need in South Carolina can be estimated at $141 million.

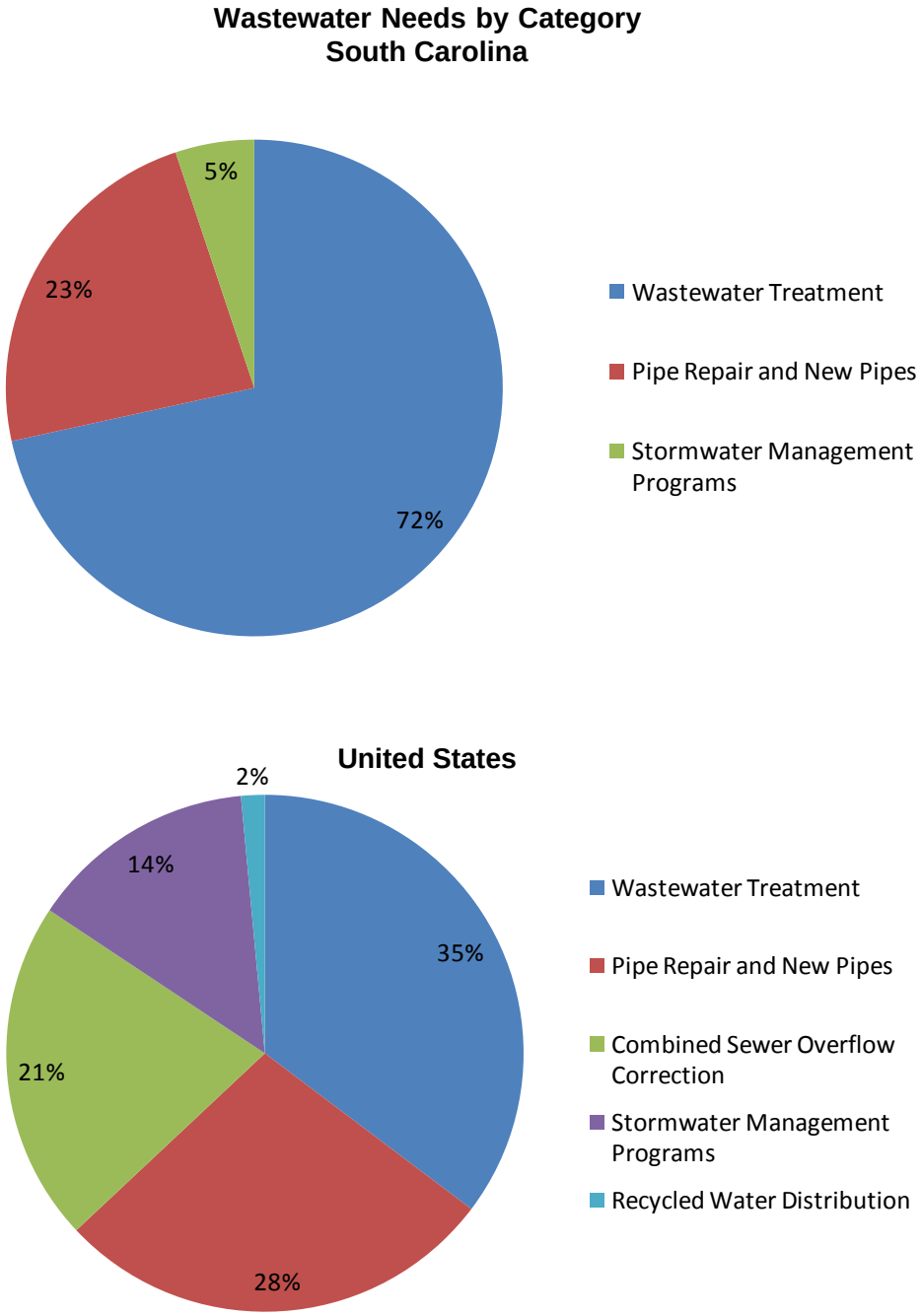
Figure 5.13
20 Year Wastewater Needs Projection for South Carolina

Needs Category	Amount *(in millions)*
Secondary Wastewater Treatment	$132
Advanced Wastewater Treatment	269
Infiltration/Inflow Correction	4
Sewer Replacement/Rehabilitation	25
New Collector Sewers and Appurtenances	47
New Interceptor Sewers and Appurtenances	60
Combined Sewer Overflow Correction	0
Storm Water Management Programs	29
Recycled Water Distribution	0
Total	**$566**

Source: US Environmental Protection Agency 2008 Clean Watersheds Needs Survey

Compared with the nation, South Carolina wastewater needs are overwhelmingly concentrated in wastewater treatment systems, which represent 72% of the $566 million total state need. At the national level, wastewater treatment represents only 35% of overall needs. In terms of new pipe and pipe upgrades, the state (23%) is comparable to the nation (28%). This shown in Figure 5.14 below.

Figure 5.14



Source: US Environmental Protection Agency, 2008 Clean Watersheds Needs Survey

At the state level, the Department of Health and Environmental Control (DHEC) issues a roster of Environmentally Distressed Communities for Sewer Needs. This list shows that there are 93 communities with a severe need for septic tank repairs or service. Twelve of the 93, or 13.0 percent, have an index rating of 3.0 or more, which is considered an "Imminent Health Hazard." The top 25

communities include 10 from Williamsburg County, four from Georgetown County, and two each from Jasper, Marion and Richland County.

It should be noted, however, that there may be substantial additional needs not reported to DHEC. In 2007, American Rivers, a conservation organization focused on the health of the nation's rivers, clean water and clean water supply, published *What's in Your Water? The State of Public Notification in 11 U.S. States*. The study notes that South Carolina's reporting and notification requirements related to sewage spills require only spills that enter state waters, or that have volumes greater than 500 gallons, to be reported to DHEC. The study estimates that as much as half of all overflows and spills are not reported.

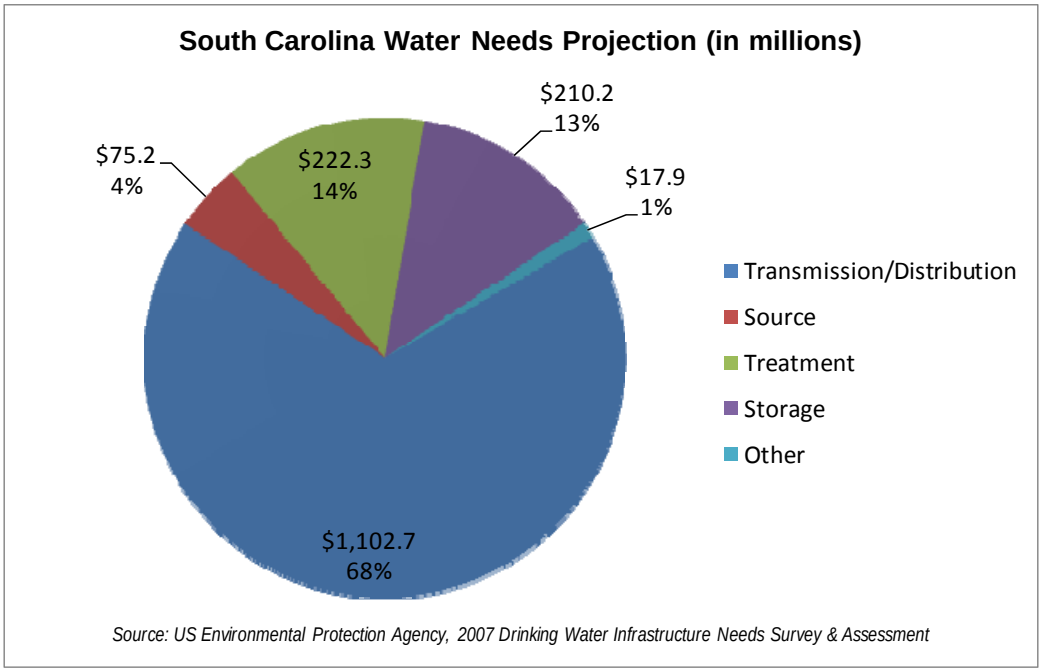
WATER

The US EPA also conducts surveys of the nation's clean water and drinking water infrastructure every four years. This report, known as the DWINSA, or Drinking Water Infrastructure Needs Survey and Assessment, was completed most recently in 2009 and reflects the most recent 2007 information. Like the wastewater needs analysis, the DWINSA is a 20-year needs projection for all states in the nation. Also like the wastewater analysis, the EPA continues to improve on the study methodology and believes the 2007 DWINSA is the most reliable assessment it has produced to date. According to the study, the magnitude of the national need at $350 billion reflects the challenges confronting many water systems as they deal with an aging infrastructure network, in spite of considerable state and federal investment to help address the problems related to old, deteriorating infrastructure.

Small community water systems, defined for the DWINSA as those serving 3,300 and fewer people, collectively serve only 9 percent of the population nationally but account for 19 percent of the projected need, a fact the EPA attributes to the additional challenges small systems with limited resources face. Many systems in South Carolina fall into this category, a fact reflected in focus group discussions about the need to collaborate and develop more regional solutions. These are particularly viable solutions for many small systems, as they allow greater economies of scale, improved efficiency and service, and the opportunity to distribute costs for labor, management, engineering, operations and upgrades over a larger customer base.

South Carolina needs identified in the 2007 DWINSA total $1.63 billion dollars, a figure substantially higher than the state's wastewater needs. The majority of the need is for transmission and distribution which represents $1.1 billion and 68% of the projected need. Nationally, transmission and distribution projects also represent the largest category of need, consistent with the fact that transmission and distribution mains account for most of the nation's water infrastructure. The other categories of need, in both the state and the nation are, in descending order, treatment, storage, source and other miscellaneous needs. In South Carolina, source needs at only $75.2 million and 4% of the total state need are substantially less than treatment and storage, which at $222.3 million and $210.2 million, are 14% and 13% of the state need.

Figure 5.15



Source: US Environmental Protection Agency, 2007 Drinking Water Infrastructure Needs Survey & Assessment

DHEC also conducts surveys of communities to assess water availability. The list issued in late June of 2010 shows 57 communities with water availability issues. Of these, thirty-three communities, or 58.0 percent of the total, have a rating of 3.0 or greater. Of the top thirty-three, twelve are from Williamsburg County, four are in Charleston County, and there are three each in Horry and Marion County, and two each in Richland and York Counties.

Water quality is the subject of the Drinking Water Quality Report by the US EPA Environmental Working Group (EWG), based on information provided by DHEC. The report shows the results of tests conducted by water utilities and is part of the EWG National Database. In South Carolina, 103 utilities detected 21 chemicals, including 98 utilities that found a total of 15 chemicals exceeding health guidelines and 11 utilities and 6 chemicals exceeding legal limits. The 15 contaminants detected above health limits in South Carolina's drinking water supply are outlined in Table 5.16 below.

Figure 5.16
Contaminants Above Health Limits in South Carolina

Contaminant	Population		Number of Systems	
	At Any Level	Above Health Limits	At Any Level	Above Health Limits
Total haloacetic acids (HAAs)	672,308	669,001	62	61
Total trihalomethanes (TTHMs)	682,992	584,991	76	29
Dibromochloromethane	442,951	442,951	7	7
Lead (total)	376,720	376,720	14	14
Radium-228	246,418	246,418	56	56

Contaminant	Population		Number of Systems	
	At Any Level	Above Health Limits	At Any Level	Above Health Limits
Radium-226	216,518	216,518	40	40
Bromodichloromethane	115,331	115,331	6	6
Dichloroacetic acid	110,150	110,150	6	6
Chloroform	442,951	92,266	7	4
Trichloroacetic acid	437,770	81,833	7	3

Source: US EPA Environmental Working Group, Drinking Water Quality State Reports

The report also identifies a wide variety of sources of contaminants, including agricultural pollutants (pesticides, fertilizer and factory farms), industrial pollutants (lead, mercury, nitrate, alpha particle activity including radon and uranium, and radium), water treatment and distribution byproducts (pipes and fixtures, treatment chemicals and byproducts), and urban pollutants (road runoff, lawn pesticides and human waste). Data from the U.S. Environmental Protection Agency includes the following violations of federal standards in South Carolina since 2004.

Figure 5.17
Water Quality Violations in South Carolina Since 2004

Violation Type	Number of Violations
Failure to monitor, Routine Major (Coliform bacteria)	298
Over maximum contaminant level, Average	266
Maximum contaminant level, Monthly (Coliform bacteria)	159
Failure to report information to the public or state agency in the Consumer Confidence Report	150
Follow-up and Routine Tap Sampling	97
Failure to monitor, Routine Minor (Coliform bacteria)	42
Failure to monitor, Repeat Major (Coliform bacteria)	41
Failure to monitor regularly	30
Initial Water Quality Parameter Monitoring and Reporting	27
Monitoring and Reporting Disinfection Byproduct Rule	26
Failure to monitor, Repeat Minor (Coliform bacteria)	19
Optimal Corrosion Control Treatment Study Recommendation	9
Public Education	8
Filter Turbidity Reporting	7
Over maximum contaminant level, Single Sample	7
Failure to notify public of violation	7

Violation Type	Number of Violations
Treatment Technique Precursor Removal	6
Maximum contaminant level, Acute (Coliform bacteria)	5
Excess Turbidity at 1 NTU	4
Initial Tap Sampling for Lead and Copper	4
Excess Turbidity at 0.3 NTU	3
Water Quality Program Entry Point Non-Compliance	3
Acute maximum residual disinfectant level	1
Optimal Corrosion Control Treatment Installation/Demonstration	1
Other Non-National Primary Drinking Water Regulations Potential Health Risks	1
Failure to monitor or report, Routine/Repeat (Indicators of microbial or virus contamination)	1

Source: US EPA Environmental Working Group, Drinking Water Quality State Reports

HIGHWAYS AND ROADS

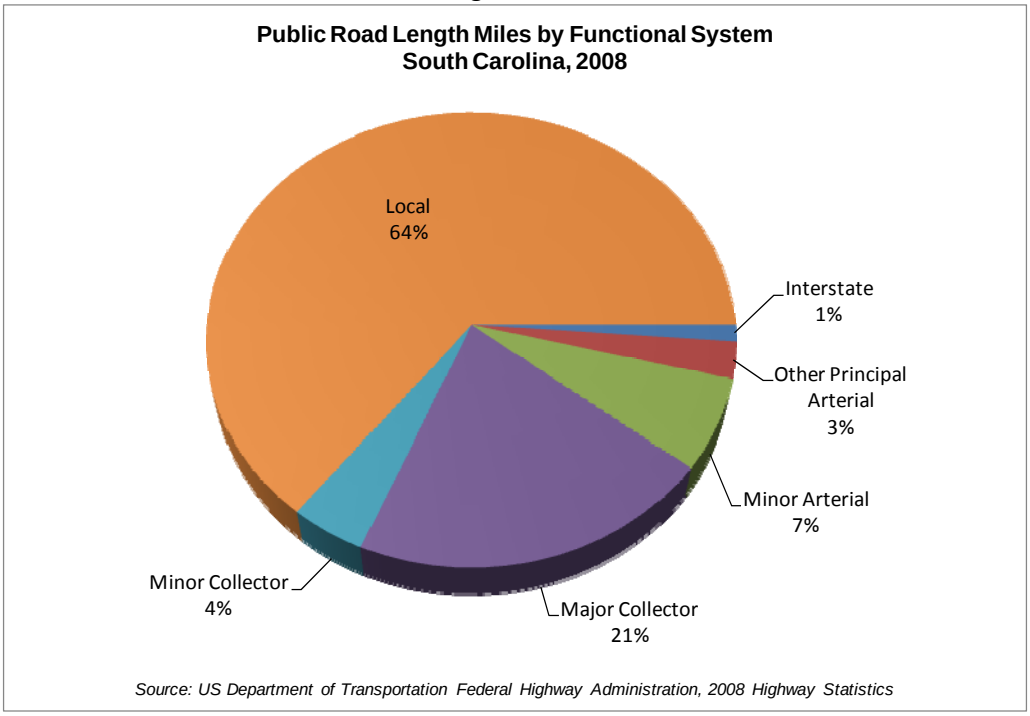
The State's transportation system is critical to both the economic well-being of the State and to the quality of life of its residents in their ability to move freely to obtain goods and services. The figures from the 2002 State Department of Transportation Profile contains the latest statistics. This shows that South Carolina has 64,291 miles of public roads, 829 miles of Interstate highway, and over 9,000 bridges. Figures from 2007 from the Federal Highway Administration indicate that there are over 3.5 million registered vehicles and over 3.1 million licensed drivers.

TRIP, a nonprofit organization based in Washington, DC uses Federal Highway Administration and other reliable statistical sources to evaluate economic and technical data on highway transportation issues. The organization's May 2009 report "*Future Mobility in South Carolina*," reported that 28.0 percent of the State's major highways were in poor to mediocre condition, with seven percent being in poor condition. Fifty-one percent of the State's highways were in good condition, though the widely accepted goal is to have seventy-five percent of roadways in good condition. Twenty-two percent of the State's bridges show significant deterioration or do not meet current bridge design standards, and twenty-three percent of the bridges will need significant repairs in the coming eight years. Finally, the report noted that the fatality rate on the State's rural roads, which includes much of the SCPA, was five times that of the rate for the State's other highways. Thus, there is a significant need for attention to this aspect of infrastructure.

The US Department of Transportation Federal Highway Administration, 2008 Highway Statistics, indicates that three-quarters of all public road miles in South Carolina, or 49,833 out of 66,255, are rural. The majority of these miles, 64.3%, are part of local road systems, only 3.7% in interstates and

other principal arteries and the balance distributed between major and minor collectors and minor arterial systems. Most local roads in South Carolina are the responsibility of the state.

Figure 5.18



Source: US Department of Transportation Federal Highway Administration, 2008 Highway Statistics

By comparison, 1,404 of the state's 16,422 urban road miles are interstates, freeways, and other principal arterial, and a similar percentage (67.3%) is local. The table below provides more detail.

Figure 5.19

Public Road Miles in South Carolina by Functional System, 2008

System	Rural	Urban	Total
Interstate and Freeways	581	346	927
Other Principal Arterial	1,281	1,058	2,339
Minor Arterial	3,289	1,518	4,807
Collector	12,640	2,448	15,088
Local	32,042	11,052	43,094
Total	49,833	16,422	66,255

Source: US Department of Transportation Federal Highway Administration, 2008 Highway Statistics

Transportation was also an important topic of concern for respondents to the Community Survey and participants in the focus groups. Almost sixty percent of the respondents to the survey rated the topic as "Very Important." As noted earlier, the improvement of existing roads ranked sixth among the topics that were considered "Very Important," and sixth among those topics considered "Important." However, new road construction ranked much lower.

The survey also revealed that the availability of public transportation for low and moderate income workers, especially in a rural setting, was a "Very Important" need for 130 respondents. The lack of

reliable private transportation, the distances to be traveled by these workers, the need for transportation at non-traditional hours, and the need to connect to a range of locations for shopping, services and work, were noted as significant problems in this area.

DRAINAGE

Drainage is an issue particularly in the state's lower-lying areas, where existing drainage systems are often inadequate to cope with heavy stormwater runoff and especially with hurricanes and other heavy rain events. The result is often standing water that can easily become contaminated as a result of bacteria growth or prolonged contact with pollutants, chemicals, sewage, etc. Flooding can also impede traffic flow, which hampers economic activity in commercial areas prone to flooding as businesses and consumers avoid the area, as well as an obstacle to emergency evacuation and public safety. According to the SC Department of Natural Resources, the state has had damages totaling more than $7 billion in the last 12 years as a result of flooding and hurricane events, and the state ranks sixth in the nation for NFIP flood insurance policies in effect and 17th in number of properties suffering repeated loss.

Within the range of infrastructure and public facilities activities presented on the Community Survey, shown on Figure 5.12 at the beginning of this section, the survey respondents ranked storm drainage as the fifth most important activity, after other infrastructure activities including water/sewer upgrades and expansion and roads and streets, and after community centers, libraries and training facilities as a group. Drainage, however, is considered more important than telecommunications infrastructure, as the economic impact of this is not yet widely understood.

COMMUNITY FACILITIES

Community facilities typically undertaken using CDBG funds are generally those that have broad, community-wide impact and not only support quality of life, but also help address economic development and the expansion of economic opportunity. Workforce skills are particularly important, as indicated by the number one ranking of workforce development during the focus groups, and the number one ranking of job training as an economic development activity by the majority of survey respondents. Facilities at workforce centers, libraries and other specialized training centers provide residents with enhanced access to critical resources for improving their skills and their ability to compete for jobs.

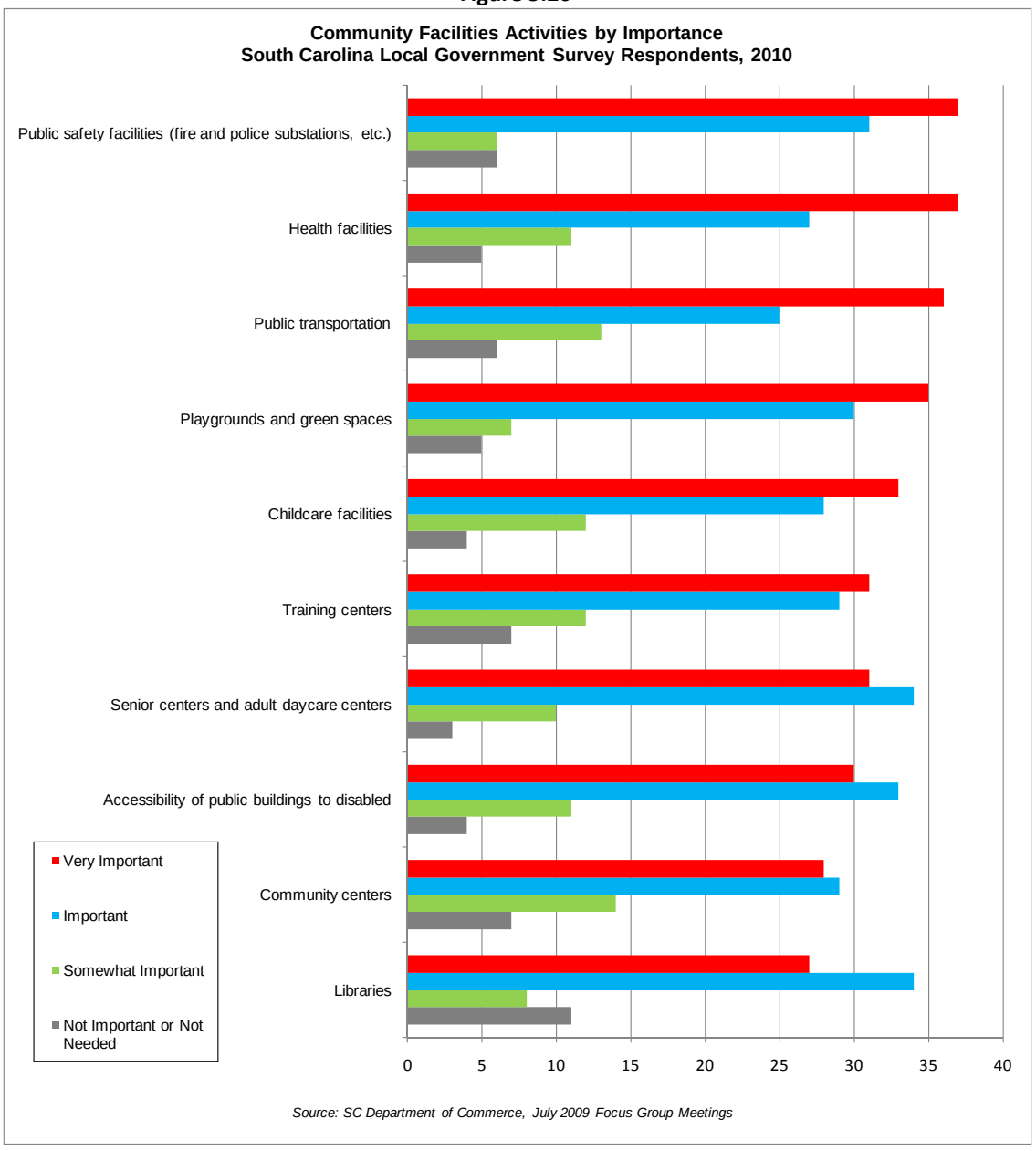
Other community facilities can also enhance economic development while contributing to a higher quality of life. Examples include:

- The streetscape elements (sidewalks, streets, lighting landscaping and parking) encountered by businesses and residents in a community's downtown or business center, as well as in neighborhoods,
- Needed public health and safety facilities, including fire stations and health clinics, and

- Childcare or after school facilities that provide educational opportunities and serve to improve access to jobs and employment for single parents and adult members of two-wage earner families, which are common amongst low and moderate income families.

Community facilities are fundamental building blocks on which quality of life and economic opportunity are built, and in the future they may provide linkages between housing, jobs and services, such as could be offered at a multi-use center positioned near public transportation. Local government respondents to the Community Survey ranked the importance of various community facilities as shown below.

Figure 5.20



Not surprisingly, local governments consider the entire range of community facilities either very important or important, with those facilities needed to provide critical public services or public safety and health facilities, being most important. The survey results also indicate that playgrounds and green spaces, childcare facilities and training centers were important, followed very closely by special needs type facilities and activities such as senior centers and making public facilities accessible to the disabled, and finally by general purpose community centers and libraries. If you group very important and important responses, there is little difference amongst the activities in terms of importance to local governments.

COMMUNITY SERVICES

The Community Survey also gauged the need for broad and more specialized community services. Not surprisingly, the most broadly needed services, and those tied to the highest general category of need, or economic development, were considered most important.

Workforce development emerged as the most important topic discussed in the focus group meetings as well. In almost every meeting, the groups expressed concern that South Carolina workers needed more and better training to be competitive. These discussions often noted the need for technical training and on-going training, or retraining of workers to allow them to adapt to new technologies and processes and remain productive members of the labor force. In addition, there was frequent discussion of the need for life skills training, particularly for younger workers, to improve skills that are basic to work place participation, such as interview skills, acceptable dress and behavior, and work ethics. Respondents also felt that employment assistance, support services such as child care and transportation to employment was "Very Important."

Other services were considered important by respondents to the survey, and many of these relate to special needs populations. These include elderly programs, health care and prescription assistance, food banks and nutritional support, public safety programs, fair housing and case management services.

BLIGHTING CONDITIONS

The removal or improvement of deteriorated structures is important to both the quality of life in a community and to economic development. Deteriorated housing poses health and safety concerns, as well as making neighborhoods unattractive and undesirable, which in turn continues the process of deterioration. The presence of vacant and deteriorated industrial and commercial structures has a similar negative impact on the community and neighborhood.

However, the demolition of such structures is expensive, and in the case of residential structures is often difficult because of legal concerns about absentee owners, lack of clear title, and other legal concerns. These issues came to light in several of the focus group sessions.

The demolition or reuse of industrial structures (such as abandoned textile mills), of which there are many in the SCPA, poses another set of problems according to the focus group discussions. Many of

the properties are contaminated and require significant and usually expensive remediation actions to either demolish them or to restore them to use. Communities and private investors often avoid these properties in favor of "greenfield" sites, despite the consensus of the focus groups that it makes sense to adapt and reuse existing structures, which are often served by infrastructure and close to existing pools of workers and transportation.

The focus groups recognized the importance of code enforcement, but also noted the difficulties associated with this activity. Communities have few resources to address the matter, and few means to follow up on violations. At the same time, many property owners, both business and residential, have limited means to make the necessary improvements.

The survey results corroborate the focus group discussions. Code Enforcement received a significant number of "Very Important" responses, followed by demolition of residential structures and demolition of commercial and industrial structures.

PART V – NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

This page intentionally left blank.

PART VI – STRATEGIC PLAN

Having evaluated needs and resources in the areas of housing, homelessness, special needs and non-housing community development, this section describes the state's strategy for addressing identified priority needs, using available and expected resources, over the five year Consolidated Plan period beginning April 1, 2011 and ending March 31, 2016. Objectives and strategies have been developed, including housing objectives for providing affordable housing assistance to owners and renters, community development objectives for developing viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons, homeless objectives which, in conjunction with the Continuum of Care process comprise the state's strategy for addressing homelessness, and specific objectives for addressing special needs of people living with HIV/AIDS.

Generally, the state has identified three broad priority needs related primarily to low and moderate income residents in South Carolina, which are consistent with HUD's three key objectives:

- Provide decent housing,
- Create suitable living environments, and
- Expand economic opportunities

The state has also identified specific objectives to address these priority needs over the five-year period covered by the Consolidated Plan. These objectives have been developed within the HUD Performance Measurement System framework, which was implemented to comply with the mandate that all federal agencies measure the outcomes of their programs. The Performance Measurement System was developed to allow HUD to aggregate local and regional accomplishments to convey the impact CDBG, HOME, HOPWA and ESG are having on communities and low and moderate income residents of communities across the country. The framework provides for a common set of general outcomes, and each state objective must be developed not only to address priority needs, but also to achieve measurable progress toward one of three HUD outcomes:

- **Availability/accessibility** – making new or improved infrastructure, services, public facilities, housing, shelter, other basics of daily living, jobs or economic opportunity available or accessible, or more available or accessible, to low and moderate income people, including those with disabilities, in the areas where they live.
- **Affordability** – improving the affordability or lowering the cost to obtain or maintain housing, a suitable living environment or economic opportunity through a variety of means, such as: making basic infrastructure more affordable by lowering the cost, providing assistance to developers to lower the rent or cost of ownership of housing or to homeowner or renters to directly lower the cost of housing, lowering the cost of community services like fire protection by improving ISO ratings and lowering insurance costs, etc.
- **Sustainability** – preserving existing housing, infrastructure and community facilities that directly contribute to quality of life and making them more sustainable, through activities such as owner and renter housing rehabilitation, repairs or energy efficiency improvements,

upgrading deteriorated, dilapidated and/or inadequate infrastructure and facilities and improving their ability to support a suitable living environment, as well as and businesses and jobs necessary to economic opportunity, revitalizing and improving communities and neighborhoods, eliminating obstacles to economic growth and competitiveness, and overall making communities and neighborhoods more livable, more viable, more economically diverse and more sustainable, especially for low and moderate income persons.

Next, quantifiable goals, or expected outcomes, have been established for each objective, as well as potential strategies that may be undertaken to achieve these outcomes. These strategies are described below along with needs and objectives, but it should be noted that limited resources, shifting priorities and uncertainty about funding commitments may limit the state's ability to undertake all of the strategies listed. Likewise, conditions may change and necessitate new strategies to achieve the objectives established for the plan period.

Overall, the objectives and outcomes described in this section are reflective of the purposes of the programs for which this Consolidated Plan has been developed, and they are also reflective of the broad needs of the state regarding housing, community and economic development as indicated by available data, research and input obtained during a month-long statewide Community Needs survey and a series of regional focus groups. The state's objectives and strategies also recognize that resources available to local communities to address needs are limited, particularly for LMI communities, and the few resources that are available must be prioritized and targeted to achieve the most significant impact.

Finally, identified needs are interrelated, and objectives aimed at addressing one need will also help address others. For example, a downtown revitalization project aimed at creating sustainable economic opportunity may result in more affordable housing close to businesses and services, by making it feasible to adaptively re-use an existing downtown structure. In turn, redevelopment to create affordable housing often further revitalizes a downtown by increasing the number of residents, increasing demand for local businesses, and making the area more vital. Or a housing project may create opportunities for economic growth by helping attract or retain businesses that are concerned about housing for their workforce. For this reason, projects funded by each program may have multiple types of benefit for the state and help achieve several goals and objectives.

PRIORITY NEEDS, OBJECTIVES AND GOALS

HOUSING

Part II - Housing Needs and Market Analysis contains a comprehensive analysis of the factors affecting affordable housing in this state and describes housing problems and housing needs for various types of individual and family households. Additional information on housing and shelter for the state's homeless individuals and families, and those at risk of becoming homeless, can be found in *Part III – Homeless Needs*, and special needs housing issues, including the housing needs of

persons living with HIV/AIDS and to be assisted with HOPWA funds, are described in *Part IV – Special Needs*.

Based on the analyses in *Parts II of IV*, the highest priority housing need is the availability of decent, safe and affordable housing, particularly housing that is close to transportation and/or offers easy access to community services and employment centers, rental housing and transitional and permanent supportive housing for households emerging from homelessness or with special needs, such as the elderly, disabled and those living with HIV/AIDS. Data, survey responses and input provided by the focus groups all reiterated these needs, particularly in light of economic conditions, high unemployment, high foreclosure rates and more stringent lending requirements.

Preservation and sustainability of existing affordable owner and renter housing is also important, and repairs, rehabilitation and energy efficiency improvements are needed to address this need. Improvements to existing housing can also address the need for housing that is physically more accessible for the elderly and disabled, as both are indicated as areas of need by: the Community Survey and the focus groups conducted as part of the development of this Consolidated Plan, recent Fair Housing surveys which indicated a number of property owners are still unaware of the standards and housing accessibility requirements under the American with Disabilities Act, and data indicating disability has been the basis of up to 40% of fair housing complaints since 2006. A particular concern in some areas of the state is rapid growth in the state's older adult population and the additional challenges this presents for housing, such as allowing residents to age in place and providing adequate universally accessible housing and supportive housing and services to accommodate the expected increase in need. Supportive housing for people with special needs thus remains a priority need, particularly since affordability is often an issue given the typically very low incomes of the elderly, disabled and other special needs sub-populations. Availability is also an issue, since development of new housing is constrained by the limited number of low income housing developers with experience and capacity and limited targeted funding.

Emergency shelter remains a priority need as homelessness in South Carolina persists. Despite new production and a slight decrease in the state's homeless population from the 2007 to the 2009 count, the worsening economy has made more families homeless or at risk of becoming homeless. In addition, transitional and permanent supportive housing is a need indicated by the Community Survey and the focus groups, and will become more important as the state's homeless providers continue or expand implementation of Housing First strategies. Homeless prevention and rapid re-housing will also emerge as higher priorities under the new Emergency Solutions Grant Program, and the state anticipates that HUD will issue regulations that will make re-housing an eligible activity and require additional set-asides for prevention. For this reason, the state has developed objectives that include prevention and re-housing for the 2011-2015 plan period, but there is no re-housing goal for the first program year. Since HUD has not yet issued regulations for the Emergency Solutions Program, the Emergency Shelter Grant program requirements and regulations will still be in effect at the start of the program year. The state anticipates that HUD will issue regulations consistent with guidance provided to date, and the state will establish goals for this objective for years subsequent

to the issuance of final guidance. Should re-housing not be eligible during the plan period, the related objective will not be implemented.

Similarly, the state expects to raise its annual goals for homeless prevention activities for programs years after HUD issues final guidance for the new Emergency Solutions program, assuming the new regulations do in fact require additional emphasis and funding for prevention. This is, in fact, consistent with the Governor's Office of Economic Opportunity's approach throughout the prior plan period. Prevention has been continually emphasized in scoring the competitively awarded programs, and the state has been able to steadily increase the number of households assisted, from only 230 in program year 2006 to 958 households in 2009.

Finally, as South Carolina continues to demonstrate a high incidence of HIV/AIDS, and as the life expectancy of people living with the disease increases, the need for housing assistance is ongoing. In particular, the need for longer-term housing assistance is increasing. These solutions include tenant based rental assistance and operating and development funding for facilities with housing units dedicated to people with HIV/AIDS. Short-term assistance to defray rent, mortgage and utility costs continues to be important, but over the last plan period, HOPWA sponsors have consistently increased the number of households provided with longer-term housing assistance.

PRIORITY NEEDS AND ACTIVITIES

In establishing the state's housing priorities and objectives for the Consolidated Plan period, the state has considered the housing market, conditions and the broad spectrum of needs, as well as the availability of other funding resources, such as the State Housing Trust Fund and supportive housing funding provided by the SC Department of Mental Health. The state has also opted to define housing priorities in South Carolina by activity type, as shown in Figure 6.1 corresponding to HUD Table 2A Part 3, and the needs of all categories of residents are included under each activity. Family and income types have also been grouped as needs apply to more than one family or income type.

For the Consolidated Plan period 2011-2015, the state expects to make funds available for priority activities throughout the plan period, though specific strategies emphasized each year may impact funding availability, use of funds will depend on applications received for the competitively awarded programs, and other activities may also be funded as availability of funds allows. Some priority activities may not be funded if no competitive applications are received for eligible projects involving these activities.

Figure 6.1 – HUD Table 2A
State Priority Housing/Special Needs/Investment Plan
South Carolina, 2011 – 2015

PART 1 PRIORITY HOUSING NEEDS		Priority Level Indicate High, Medium, Low, checkmark, Yes, No
Renters (Small Related, Large Related, Elderly and Other)	0 – 80%	Y
Owners	0 – 80%	Y

PART 2 PRIORITY SPECIAL NEEDS	Priority Level Indicate High, Medium, Low, checkmark, Yes, No
Elderly and Frail Elderly	Y
Severe Mental Illness	Y
Developmentally Disabled	Y
Physically Disabled	Y
Persons with Alcohol/Other Drug Addiction	
Persons with HIV/AIDS	Y
Victims of Domestic Violence	

PART 3 PRIORITY HOUSING ACTIVITIES	Priority Level Indicate High, Medium, Low, checkmark, Yes, No
CDBG	
Acquisition of existing rental units	
Production of new rental units	Y
Rehabilitation of existing rental units	
Rental assistance	
Acquisition of existing owner units	
Production of new owner units	Y
Rehabilitation or repair of existing owner units	Y
Homeownership assistance	
Infrastructure to support or facilitate affordable housing	Y
Acquisition and clearance to support or facilitate affordable housing	Y
HOME	
Acquisition of existing rental units	
Production of new rental units	Y
Rehabilitation of existing rental units	Y
Rental assistance	Y
Acquisition of existing owner units	
Production of new owner units	Y
Rehabilitation of existing owner units	
Homeownership assistance	Y
HOPWA	
Rental assistance	Y
Short term rent/mortgage utility payments	Y
Facility based housing development	Y
Facility based housing operations	Y
Supportive services	Y
Other - ESG	
Renovation, rehabilitation and conversion	
Essential services	Y
Preventive services	Y
Operational costs	Y

OBJECTIVES AND STRATEGIES

The state has identified objectives for improving the availability, affordability and sustainability of decent, affordable housing, as follows.

- **Availability/Accessibility of Decent Housing**

  Rental Housing

  - ***OBJECTIVE DH-1.1***: Increase the supply of affordable rental units for LMI households
    - Strategies will include providing funds for development, development support including the provision of infrastructure, acquisition of suitable land or in-fill sites, clearance of sites, as well as for such activities undertaken as part of a project also requesting assistance under the State Housing Trust Fund or other rental development programs of the SC State Housing Finance and Development Authority, such as Low Income Housing Tax Credits.

  Owner Housing

  - ***OBJECTIVE DH-1.2***: Increase the supply of homeowner units affordable for LMI households
    - Strategies for accomplishing this objective will include providing funds for development, development support including the provision of infrastructure, acquisition of suitable land or in-fill sites, clearance of sites, etc.
  - ***OBJECTIVE DH-1.3***: Support transitional and supportive housing for people with special needs
    - Strategies include using HOPWA operating funds to support facility-based units that are dedicated to individuals living HIV/AIDS and their families and provide permanent or transitional housing and needed supportive services. HOME funds also may be used, as competitive applications for funding for supportive or transitional housing are received under homeownership or rental programs.

- **Affordability of Decent Housing**

  Affordability

  - ***OBJECTIVE DH-2.1***: Improve affordability of owner and renter housing for LMI families
    - Strategies will include down payment, closing cost or rental assistance to help low income families achieve homeownership or afford to rent safe, decent and suitable housing.
  - ***OBJECTIVE DH-2.2***: Provide tenant-based rental assistance (TBRA) to help persons with HIV/AIDs access housing
    - HOPWA sponsors are all closely linked with Ryan White Part B Service providers to ensure a coordinated system of delivery to eligible persons and families with HIV/AIDS. Sponsors are aware of eligible activities, including

tenant based rental assistance, and will be encouraged to use funds as appropriate for TBRA, particularly for those persons likely to continue with the housing for an additional year.

Homeless Prevention

- ***OBJECTIVE DH-2.3***: Prevent homelessness or assist with rapid re-housing
  - Strategies will include providing funds for activities eligible for Emergency Shelter Grant or Emergency Solutions Grant funds, as appropriate given the regulations in effect for the program year. Homeless prevention strategies will include short-term subsidies for rent, utility and security deposit assistance, payments to avoid foreclosure, legal services and landlord-tenant dispute mediation, credit repair and other activities to assist and stabilize eligible families at risk of homelessness.
  - Specific strategies for re-housing will be developed once HUD issues final regulations *for the Emergency Solutions Grant program and re-housing activities become eligible for funding, and these strategies will be implemented in program years subsequent to the issuance of the final guidance.* Based on the new legislation and interim, unofficial guidance provided by HUD, the state anticipates that strategies may include assisting with housing search, rental assistance for permanent or transitional housing, and assistance with moving expenses and security or utility deposits.
- ***OBJECTIVE DH-2.4***: Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS
  - Strategies will include providing short-term rent, mortgage and utility assistance through a network of local organizations also implementing medical case management and primary care services funded primarily through the federal Ryan White Part B program.

- **Sustainability of Decent Housing**

Sustainability and preservation of existing affordable housing supply

- ***OBJECTIVE DH-3.1***: Make existing affordable housing more sustainable and preserve affordable housing stock
  - Potential strategies include repairs, rehabilitation, exterior improvements, energy efficiency or accessibility improvements to existing LMI occupied housing units, connecting LMI occupied units to safe and reliable public infrastructure, improving access of LMI occupied housing units to area services, and comprehensive improvement of surrounding neighborhoods to improve safety and protect and support housing values, etc.

SUITABLE LIVING ENVIRONMENT

Suitable living environment refers to the quality, condition and capacity of facilities and services provided by or available within the community, neighborhood, town, county or region where people live and work. In particular, this plan is concerned with those factors as they apply specifically to low and moderate income residents, and to communities that are predominantly low and moderate income. Basic, essential needs beyond shelter must be met in order to ensure health and safety. These include elements such as clean drinking water, water for fire protection, safe roads and bridges, and adequate storm drainage to prevent flooding. Community facilities and services must also be available, accessible and affordable in order to create and sustain quality of life. For those who are homeless, or those who have special needs, a suitable living environment can also mean emergency shelter and related services or the supportive services necessary to make independent living possible for people living with HIV/AIDS and their families.

Elements of a suitable living environment must also be sustainable, meaning that they are functional, sufficient in capacity to support current and future growth, are safe and efficient, and pose no potential public health, safety or environmental concerns. As existing infrastructure and facilities in many communities age, and as growth in South Carolina continues at a pace consistent with the rest of the Southeast, quality of life erodes if the key elements supporting it are deteriorated, dilapidated or insufficient to meet current needs. Suitable quality of life is also essential for a community to create and sustain economic opportunity for its residents.

PRIORITY NEEDS AND ACTIVITIES

Needs relating to a suitable living environment were discussed in detail in *Part V – Community Development Needs*, in *Part III – Homeless Needs*, and in *Part IV – Special Needs*. Needs are broad and often relate to quality of life and community sustainability as well as community competitiveness and economic opportunity. Needs are interrelated and compelling, and changes in community and economic development are requiring new responses for addressing needs. There is an overriding need to strengthen communities and help prepare them for a sustainable future by:

- Investing wisely in infrastructure, community facilities, services and neighborhoods comprehensively, by building on and improving existing assets while also helping to improve health and safety or economic opportunity.
- Working collaboratively within regions to develop regional economies of scale, maximize limited resources, especially as relates to existing infrastructure which needs to be modernized and upgraded to make existing systems more financially viable, energy efficient and sustainable.
- Limiting the financial impact on communities and tight municipal and county budgets by identifying, upgrading and maintaining existing facilities, or adaptively re-using existing facilities, and by avoiding the creation of new facilities that might create additional or undue financial operating burdens.

- Invest in and revitalize existing neighborhoods in established communities to make them more livable and sustainable, with an emphasis on public safety, appearance, impact on community as a whole, and access to goods, services, housing and jobs.

Data and community input provided through the Community Survey and the regional focus groups reinforced these overall priorities for developing sustainable communities.

More specifically, the surveys and focus groups indicated a continuing need for infrastructure, with the importance of infrastructure to communities ranked third, just behind affordable housing and economic development. Water and sewer infrastructure is the greatest need, with upgrades of deteriorating, dilapidated and inadequate infrastructure emerging this plan period as a top priority. For areas where public infrastructure does not exist, provision of new water and sewer infrastructure is also often needed, as are roads, drainage. CDBG will continue to prioritize infrastructure and make funding available for infrastructure projects, but the competitive nature of the program means that local governments may apply for CDBG funding to address a variety of infrastructure needs. This allows local governments the flexibility to apply for CDBG assistance to help respond to unique local needs and conditions, but it also means that program objectives must also be broad and flexible.

Community facilities and services rank highly in terms of community need, and the CDBG program focuses on the community facilities necessary to support high priority services, such as health care, public safety and workforce education, and encourages communities to think creatively about comprehensive ways to include these facilities in efforts to revitalize entire neighborhoods. This not only expands the availability and/or improves the quality of services in low to moderate income neighborhoods, but it also leads to an improved quality of life for residents, stabilizes and preserves housing values in existing neighborhoods, and contributes to the vitality and sustainability of the community as a whole. Public safety and health care, in particular, are crucial building blocks of a suitable living environment, which also provide services critical to support economic growth. Other public facilities, such as libraries and workforce centers, connect local residents with the wealth of opportunities for learning, skill development, commerce and development beyond a community's physical boundaries.

For those who are homeless, a much more basic need for shelter takes precedence, and ESG will continue to prioritize funding for operations and essential services provided by emergency shelters for the homeless. For those living with HIV/AIDS, supportive services such as case management, transportation, educational and employment services, and substance and drug abuse are needed to promote independent living. The life expectancy for people with HIV/AIDS has increased, and so has the need for longer term housing solutions and the supportive services that are provided in conjunction with housing dedicated to this special needs population.

OBJECTIVES AND STRATEGIES

Considering the overarching need to incorporate the principles of smarter growth, develop more financially viable and sustainable regional solutions, and invest in existing communities and neighborhoods to make them safer and healthier, more sustainable and better able to support

economic opportunity, the state has identified objectives for improving the availability and sustainability of a suitable living environment, as outlined below. Potential strategies for achieving each of these objectives have also been established, but the state will continue to evaluate changing community needs and conditions, local resources for addressing needs, and local and state priorities and will develop additional strategies as needed to the greatest impact and to achieve measurable results benefiting the state's low and moderate income residents and communities. Objectives and potential strategies include:

- **Availability/Accessibility of a Suitable Living Environment**

  Infrastructure and Community Facilities/Services

  - ***OBJECTIVE SL-1.1***: Provide CDBG funding for new or improved infrastructure, facilities or services
    - Strategies to address this broad objective will include existing proven strategies, as well as new strategies as appropriate and merited by achievable outcomes and impact. The state will continue to encourage the construction of new infrastructure for previously un-served areas where there are public health threats and the cost to do so is not unreasonable given the number of families that will benefit, and where the area is not so remote as to conflict with sustainable and smart growth principles, but the state will also encourage modernization and upgrade of existing systems to make deteriorated, dilapidated and/or inadequate infrastructure more efficient, viable and sustainable and to improve service and to meet quality standards. The state will particularly encourage regional solutions to infrastructure needs and/or projects based on regional planning and collaboration. Other new or upgraded infrastructure, such as drainage,may also be addressed where eligible and appropriate. Other strategies may address transportation oriented facilities, energy efficiency and accessibility improvements to public facilities and facilities that help expand educational opportunities for children and youth.

  Homeless Shelter and Services

  - ***OBJECTIVE SL-1.2***: Support shelters that provide essential services to homeless individuals and families
    - Strategies will include making ESG funds available to shelters for services and encouraging shelters that receive operational funds to provide such services, including education, counseling, employment assistance, food/nutrition and health/medical services, case management, etc.
  - ***OBJECTIVE SL-1.3***: Provide emergency shelter for homeless persons and families
    - Strategies will include making ESG funds available to entities that operate emergency shelters and/or provide transitional housing for families and individuals that are homeless. Funds will be made available for eligible

activities including facility maintenance, operations and services directly involved in providing shelter.

Supportive Services

- ***OBJECTIVE SL-1.4***: Provide supportive services to persons with special needs to promote independent living
  - Strategies involve capitalizing on the linkage between HOPWA-funded service providers and Ryan-White care providers. Ryan White providers serve the HIV/AIDS population and can also provide supportive services such as case management, transportation to health and other service providers and employment, educational and employment assistance, drug and substance abuse services, etc.

- **Sustainability of a Suitable Living Environment**

Planning

- ***OBJECTIVE SL-3.1***: Support community and regional planning and coordination initiatives
  - Strategies will include making CDBG funds available for local and regional planning aimed at improving community sustainability, revitalizing residential neighborhoods and making them safer, revitalizing commercial cores and key business areas, eliminating obstacles to competiveness, improving critical services (like safety/healthcare), addressing workforce needs and facilitating workforce improvement, planning for smart growth/sustainable development, etc.

Neighborhood Revitalization

- ***OBJECTIVE SL-3.2***: Preserve neighborhoods through revitalization, development and elimination of blight
  - Strategies will involve investing in existing neighborhoods to make them more livable and making CDBG funds available for planning for and implementing a comprehensive revitalization of existing neighborhoods and communities. A variety of activities may be necessary, depending on the specific community and neighborhood needs and conditions, to address issues and ensure sustainability. Activities may emphasize public safety, overall neighborhood appearance, availability of goods and services, or other priorities, and may include extending or upgrading water/sewer infrastructure, providing or improving streets, sidewalks and transportation and accessibility, code enforcement and elimination of blighting conditions, facilities such as call boxes and cameras/monitors that are needed to improve public safety, or other needed or inadequate community facilities. Housing improvements and/or development The focus will be on stabilizing primarily LMI residential neighborhoods, especially neighborhoods adjacent to business centers, located at community gateways, with high crime or

other compelling needs, or where improvements will impact the larger community as well.

ECONOMIC OPPORTUNITY

Economic opportunity refers not just to economic opportunity for individuals in the form of jobs, but also to economic opportunities for local businesses who provide goods and services. As population and commercial activity increases, the ability of a community to be economically competitive, and the success of the community in sustaining and growing existing, local business and employers and attracting new ones, also increases. Jobs are often the result of projects less directly related to job creation, such as downtown revitalization projects that inject new life and energy into town centers, enabling them to generate more traffic for local businesses, which in turn can attract residential development, support new business startups and help existing businesses grow, expand, and create jobs.

Many factors contribute to whether or not a community can generate and sustain economic opportunity, including community quality of life, the appearance and vitality of the downtown area, business centers and surrounding residential neighborhoods, infrastructure availability and capacity, availability and capacity of essential services such as health and public safety, education and skill level of the workforce, ability of the community to provide for current and future workforce needs, transportation providing access to markets and linking employers, customers and employees, and so forth. The existence of obstacles to development, such as abandoned and dilapidated buildings that dominate decaying town centers, can impede economic growth if they are not identified and eliminated. Gaps or weaknesses in critical elements supporting economic growth, such as workforce skills or water infrastructure to adequate fire protection, are likewise barriers that must be identified and addressed in order to move the community forward. Even the availability of adequate housing that is affordable for the employees of community services and businesses plays a role.

Creating an environment conducive to economic growth is a complex process, requiring planning, community leadership and involvement, and innovative thinking. Jobs alone will not necessarily generate sustainable economic opportunity, as evidenced by the many declining and deteriorating mill villages surrounding abandoned textile plants in many rural South Carolina towns. New approaches are constantly necessary as the economy, local economic conditions, and business and employer needs all change. What worked twenty years ago will not necessarily create a solid economic base today, particularly in rural, less developed areas. South Carolina's smaller rural communities are those which are most in need of economic development, but they are also the areas where challenges are greatest, owing to above average levels of poverty and unemployment, gaps in education and skill levels, and limitations in the form of scarce resources, capacity and vision.

PRIORITIES

Given the complex array of factors determining the ability of a community to generate economic opportunity and employment for its residents, it is not surprising that needs reflected in the community survey and during the focus groups are similarly broad in scope. Nor is it surprising that

economic development needs overlap suitable living environment and even housing. As noted in *Part I – Economic and Demographic Profile*, the economic downturn has resulted in business closures, job losses and high unemployment in many counties, and survey respondents and focus group participants indicated they were most concerned about the economy and identified diverse and compelling needs associated with improving the economy. Collectively, the survey and focus groups indicated fairly similar rankings for infrastructure, sites and buildings needed to attract new businesses, workforce development and employment-related training, downtown development and small business programs, and elimination of obstacles to economic development.

CDBG, as the only HUD resource to address the entire spectrum of needs supporting economic opportunity, will continue to prioritize activities that directly or indirectly impact economic competitiveness and make funding available for an array of needs, such that communities have the flexibility to use multiple approaches to address their economic development needs. CDBG will continue to make funding available to assist communities with efforts to recruit or retain employers, particularly in rural areas, through the provision of critical infrastructure, business assistance or other forms of public or private assistance that will directly result in new or retained jobs, particularly for low and moderate income residents. CDBG will also continue to make funding available for projects and activities that enrich communities, revitalize neighborhoods and communities, and holistically address elements that impact the community's attractiveness to business and industry, its ability to grow local businesses and industry, and its overall ability to support economic activity and growth.

OBJECTIVES AND STRATEGIES

Economic development is a persistent issue, and the state is continually focusing its objectives and strategies on making economic opportunity more available and sustainable in South Carolina. Strategies related to individual economic opportunity, or jobs, must be flexible and based on economic conditions, local and regional priorities, availability of other funds, and past successes. Strategies must also encourage the use of public-private partnerships and activities that serve as a catalyst for further investment in local communities and regions.

Specific objectives are aimed at making jobs more available and more accessible, particularly for the state's low and moderate income workers, and this involves multiple approaches. This can be accomplished by supporting local business growth, as well as by more traditional forms of job creation assistance, such as infrastructure or other public or private assistance aimed at helping communities attract new employers and jobs. Workforce development must also be advanced, to ensure skills, education and training levels qualify the state's workers for jobs in today's economy, and employment assistance, childcare and other programs and services are needed, particularly for those who are homeless or have special needs, to improve access to existing jobs, ability to compete for jobs and ability to maintain employments. Job support for those who already have jobs, in the form of child care, healthcare and training, can help maintain employment. The linkages between people, homes and jobs and services also need to be improved, and strategies to accomplish this may focus on improving transportation systems or by encouraging transit-oriented housing development and the location of housing and services closer to employment.

Making economies sustainable necessitates broad community approaches and ultimately should result in community businesses and jobs associated with them which are also sustainable. The state has therefore identified broad objectives to encompass the multiple strategies that may be employed during the plan period to address economic opportunity. These include:

- **Availability of a Economic Opportunity**

  Job Creation and Retention

  - ***OBJECTIVE EO-1.1***: Support the creation or retention of jobs for LMI persons
    - Strategies include providing CDBG funding to help communities assist economic development projects that will create or retain jobs through infrastructure, other commercial/industrial improvements, and other types of public or direct business assistance. Potential additional strategies include revitalizing business centers within communities to make them better able to support growth by existing businesses, allowing them to create jobs, or to retain existing businesses and jobs.
  - ***OBJECTIVE EO-1.2***: Support programs or services that improve the availability of or access to jobs for LMI persons
    - Potential strategies include employment assistance at homeless shelters, employment assistance for people with special needs (HIV), which may include training centers for people with disabilities, equipment or facilities to enable programs or services needed for employment assistance, training, transportation or other forms of job support (including childcare, one stops, libraries, training facilities, multi-functional centers, business incubators, etc.), planning needed to better link people and jobs, create sustainable local jobs or local job growth, and recruit more employers, etc. Life skills and training aimed at improving skills and employability are important; internet access or assistance may be needed to locate jobs, write resumes and succeed in interviews or once employed; and smaller businesses may benefit from planning or facilities where programs and services can help expand markets, address challenges, and improve efficiency. Transportation, childcare or healthcare may be needed either to access or maintain employment, particularly for those with lower incomes. Additional strategies may evolve as HUD evolves its own partnership with the US Department of Transportation and US Environmental Protection Agency, and may include providing CDBG funds for transportation-oriented public facilities or housing initiatives, public transportation or road improvements, workforce housing, or related planning, and so forth.

- **Sustainability of a Economic Opportunity**
  - ***OBJECTIVE EO-3.1***: Improve community economic competitiveness and ability to support sustainable economic opportunity for residents
    - Strategies may include providing the necessary public facilities to support economic development or redevelopment, allowing the community to build

on existing assets and resources, identifying and eliminating obstacles to economic competitiveness, such as abandoned and dilapidated buildings within the town commercial core, revitalizing key business corridors, providing facilities and/or resources to support workforce skill development, development of new community facilities which support essential services, etc.

GEOGRAPHICAL ALLOCATION OF FUNDING

The four HUD programs included in this Consolidated Plan do not allocate funding availability by region. Instead, CDBG and HOME allocate funding availability by program, with each year's programs designed to address the various objectives and priority needs described in this plan. ESG makes funding available through one competition, with no regional targeting of funds. HOPWA distributes funds to Ryan White Part B Service Providers. Geographic eligibility to apply for funds is described in the *Introduction* and the program annual plans can be found in the *Attachments*.

OTHER STRATEGIES

UNDERSERVED NEEDS

The primary obstacle to meeting the underserved housing and community development needs of the state is funding. Demand for assistance is growing, particularly as a result of recent economic conditions, and exceeds the supply of available resources. The number of lower income individuals, families, and neighborhoods in need, coupled with the complexity of issues they face is steadily increasing in both scale and cost. The combination of these factors places substantial new burdens on an already strained housing and community development delivery system.

Capacity and resource coordination are also significant obstacles. Infrastructure deficiencies are persistent impediments to the State's ability to address long-standing community needs. Insufficient expertise, funding, and planning plague a disproportionate number of South Carolina's rural areas. Capacity limitations as well as inadequate resource coordination are barriers to undertaking crucial quality of life improvements. Consequently, much needed new development or upgrades in housing, infrastructure, and community facilities are not made. Prolonged periods of disinvestment and decline have resulted in some economic and social decline in many communities across the state.

The State's strategy to overcome existing deficiencies in its housing and community development efforts is based on collaboration, education, outreach, and comprehensive planning. Consumers, providers, funders, policy makers, advocates and communities can benefit from increased communication, training and technical assistance to establish meaningful solutions to the housing and community development needs and improved quality of life among lower income populations.

A greater emphasis is being placed on collaboration among partners as the most effective means to reach community and economic development goals. South Carolina is poised to turn a corner in its

economic structure, and utilizing our resources along with others will be the only way to make positive change. CDBG is making specific efforts to help make communities more economically competitive.

The CDBG program recognizes obstacles concerning funding and underserved needs. To address limited funding, the CDBG program requires that recipients generally provide a match for most types of projects and encourages leveraging of financial and other resources. This financial vested interest on the part of the recipient encourages the timely and successful completion of projects as well as the careful selection of projects that best meet the needs of the community.

OTHER HOUSING STRATEGIES

BARRIERS TO AFFORDABLE HOUSING

Barriers to development of affordable housing were discussed in detail in *Part II – Housing Needs and Housing Market Analysis*. In terms of strategies for addressing barriers, affordable housing continues to be a priority in South Carolina. Foreclosure and homelessness prevention have been at the forefront, as a result of persistently high unemployment, lagging business and economic activity, and credit market issues. Each of these, however, threatens to become a longer-term barrier and merits attention. Tight credit markets caused a sharp decrease in new housing development activity at the same time as homeownership became even farther out of reach for many of the state's residents. The need for additional rental housing has also increased. Foreclosure and homelessness prevention strategies include capitalizing on the various new federal resources and programs made available in recent years under the American Recovery and Reinvestment Act (ARRA), additional rounds of HUD Neighborhood Stabilization (NSP) Program funding, new activities eligible under the Homelessness Prevention and Rapid Re-Housing Program (HPRP), which will be rolled up with ESG under the new Emergency Solutions Grant program, the US Treasury Department's New Issue Bond Program, which has helped shore up the housing bond market and allow agencies like SHFDA greater capacity for ongoing lending activities for first-time homeowners, and the HUD Tax Credit Assistance and Exchange Programs.

Most recently South Carolina was designated one of the country's "Hardest Hit Housing Markets" and received funds available from HUD's new Housing Finance Agency Innovation Fund for the Hardest Hit Housing Markets (HFA Hardest Hit Fund). The first round of funding targeted five states with home price declines greater than 20%, which did not include South Carolina. The second round of funds targeted five states with high numbers of people living in economically distressed areas, where the unemployment rate in 2009 exceeded 12%. This did include South Carolina and is yet another indication of the need for foreclosure and homeless prevention activities.

All of this activity focused on foreclosure, homeless prevention, neighborhood stabilization and re-housing does not preclude the need for ongoing efforts to address other, more traditional barriers to affordable housing that continue to exist. The Affordable Housing Study Committee in the Lt. Governor's Office and the newly created State Housing Commission can help the state focus on

affordable housing issues. For example, legislation authorizing local and regional governments to establish local housing trust funds was passed but identifying funding sources remains a priority.

National legislation aimed at creating a National Housing Trust Fund can also help, as can funding for local housing trust funds which can be formed in South Carolina as a result of recent legislation, but for which no dedicated funding exists. The Center for Community Change calls housing trust funds "the single most impressive advance in the affordable housing field in the United States over the last several decades," because they allow local and state governments to earmark public resources to ensure local residents are adequately housed. Nationally, Congress established the Nation Housing Trust Fund (NHTF) as part of the federal Housing and Economic Recovery Act of 2008, making it the first new federal housing program since the HOME Program was created in 1990 and the first new program aimed at increasing production of housing affordable for extremely low income households since the Section 8 Program was created in 1974. This is a significant potential resource, but the fund remains to be capitalized. The US House of Representatives did pass legislation that included funding for the NHTF, and HUD published proposed regulations for implementing the NHTF in October 2010. However, funding for the NHTF was not included in the most recent federal budget.

Strategies for addressing barriers to affordable housing have been identified in the state's Analysis of Impediments, as well as updates in 2003 and 2009. The new Analysis of Impediments being developed in conjunction with this Consolidated Plan will also examine barriers and impediments to affordable housing and identify, as appropriate, additional strategies. Current strategies include:

- Cutting production, purchasing and financing costs to make homeownership more affordable, to make financing more accessible, and to simplify the home buying process.
- Encouraging local governments to identify and remove regulatory barriers, especially any identified as a result of a local or regional analysis of impediments to fair housing.
- Expanding opportunities to educate local governments about barriers to affordable housing, such as NIMBY, and strategies for addressing them, using the annual affordable housing forum, other workshops, information technology, and media communications.
- Expanding rental housing choice by increasing the number of low income multifamily units.
- Encouraging better planning, zoning and building codes to foster more diverse housing choices and costs.

Strategies specifically aimed at addressing impediments to fair housing are also being re-evaluated and will continue to be undertaken. Accomplishments toward eliminating barriers to affordable housing and mitigating impediments to fair housing will be reported in the state's Consolidated Annual Performance and Evaluation Report.

LOW-INCOME HOUSING TAX CREDITS

The State Housing Finance and Development Authority (SHFDA) administers the Low Income Housing Tax Credit Program for the State. Each year the SHFDA undertakes an analysis of rental housing needs to develop a Qualified Tax Credit Allocation Plan (QAP). The QAP establishes criteria for low

income rental housing development projects for which developer tax credits will be allowed. The needs assessment is prepared using a variety of available data including census and Consolidated Plan information. Rental housing development priorities financed with tax credits are based on the State's analysis of needs. The latest 2011 Qualified Tax Credit Allocation Plan can be found on the SHFDA website at http://www.schousing.com/library/Tax%20Credit/2011/2011Final%20QAP.pdf.

The SHFDA, as allocator of tax credits and in accordance with identified needs, has established the priorities for the allocation of credits for rental housing development projects as those which add to or significantly improve existing rental stock through redevelopment (rehabilitation), promote and encourage new or significantly upgraded rental housing in rural areas, develop affordable rental housing in areas experiencing economic growth where current supply is limited, attract (leverage) or preserve existing Federal, State, and local subsidies through additional assistance, help preserve long-term affordability of at-risk low income units and provide housing to disabled persons. The housing development priorities of the Tax Credit Program are consistent with the goals outlined in this Consolidated Plan.

PUBLIC HOUSING RESIDENT INITIATIVES

The State Housing Finance and Development Authority (SFHDA), which serves as the Local Housing Authority in the administration and delivery of rental assistance under HUD's Section 8 programs, does not operate, own, or manage any public housing units. Instead, community based Public Housing Authorities in the larger suburban and metropolitan areas traditionally own and manage public housing developments. SHFDA supports the efforts of local Public Housing Authorities, through financing or technical assistance and consistent with the objectives of Federal programs that encourage homeownership, self-sufficiency, and youth development, but the state does not undertake public housing resident management or ownership initiatives.

During the development of the Consolidated Plan, the State reviewed the plans of public housing authorities in South Carolina. These plans indicate a general trend toward concepts of family self-sufficiency, individual development accounts, and homeownership programs.

LEAD BASED PAINT

The following are strategies and possible resources available to the State to combat the danger that lead based paint hazards present to children. Typically, Federal programs are limited in scope and are targeted to only certain population or housing sectors. Moreover, they often do not fully address testing children for elevated blood levels or abating lead from all housing, schools or childcare facilities. Attention should be focused first on units posing the greatest hazard and on strategies designed to meet the special needs of those populations feared most at risk. South Carolina's resources to reduce the lead-based paint (LBP) hazard include:

- Lead hazard abatement is an eligible activity under both the HOME and CDBG programs for projects involving repair or rehabilitation of housing. Both programs provide guidance

regarding required steps to evaluate, address and/or abate lead, safe work practices, and notification procedures.

  - Lead hazard requirements/guidelines consist of written notification via brochure notifying tenants and potential homebuyers of dangers of lead-based paint poisoning. All beneficiaries must read and sign the documentation prior to occupying the unit.

- SHFDA's Low Income Housing Tax Credit, Section 8 Restructuring, Homeownership and Mortgage Assistance and Housing Trust Fund Programs all require compliance, disclosure and/or testing in accordance with federal requirements.
- Recipients of CDBG and HOME funds are encouraged to identify additional sources of funding to assist with lead hazard activities related to projects where rehabilitation is not funded. Examples include HUD Lead Safe Homes and other grant programs and private sector resources that may be available.
- The SC Department of Health and Environmental Control has agreed to participate in the Centers for Disease Control and Prevention lead surveillance project, as described *Part II – Housing Needs and Housing Market Analysis, Housing Age and Condition* section.

The state will also continue to take the following actions in addressing lead-based paint hazards in pre-1978 housing:

- Provide information and guidance related to lead-based paint hazard reduction to recipients of CDBG and HOME, including training as necessary.
- Continue to require notification of residents and owners of all houses receiving CDBG and HOME assistance regarding the hazards of lead-based paint.
- Incorporate lead hazard reduction strategies, in accordance with HUD requirements, in all HUD assisted housing rehabilitation and provide technical assistance on an as needed basis to ensure compliance with program policies and procedures and HUD notification requirements.

SUPPORTIVE HOUSING FOR PERSONS WITH HIV/AIDS

In addition to an ongoing need for short-term rent, mortgage and utility assistance, persons living with HIV/AIDS are living longer and healthier lives today. The result is an increasing demand for long-term housing, tenant based rental assistance and transitional and supportive housing.

Many newly diagnosed cases are receiving early intervention services through local HIV/AIDS service providers. Service providers utilize a comprehensive, standardized intake format for case managers working with persons affected by HIV, resulting in more thorough assessment of client needs and a corresponding increase in referrals to programs such as HOPWA that can help clients stay in their homes or in shelters and off the streets where they are even more susceptible to opportunistic infections.

The statewide planning process for the updated 2009 Statewide Coordinated Statement of Need (SCSN) identified housing needs across a continuum of housing options, including emergency housing and temporary shelter, extended care housing options, in-patient hospice, and an inventory of affordable housing. In addition to increasing numbers of persons living with HIV/AIDS needing services, specific barriers have been identified by communities that impact efforts to serve clients. These include:

- Affordable quality housing, including Section 8 properties, is very limited particularly for females.
- Clients with prior criminal convictions do not have access to Section 8 housing and available housing in some areas of state is more expensive causing HOPWA and other funds to be used more quickly.
- Several public housing projects have significant alcohol and drug abuse problems. Many HIV infected mothers and fathers are concerned about raising their children in that environment.
- Stigma and perceived discrimination cause HIV infected persons to be reluctant to disclose their status until they end up "on the street".
- Lack of transportation is a barrier in many areas for clients. Many working clients need affordable housing on public transportation routes, or clients may not have transportation to access existing HOPWA sponsors to obtain housing services.
- Waiting lists for Housing Authorities are still generally months to years in length, and do not have "preference" listing that would allow people with HIV/AIDS to secure housing before dying or using up all available HOPWA funds.
- With the advent of new treatments that are allowing HIV/AIDS persons to live longer, disability is taking longer to make decisions than in previous years. The 21 weeks allowed by HOPWA is usually expended before disability is decided.

These barriers and the trends in the epidemic noted above indicate that, over the next 5 to 10 years, there will be an urgent need for more affordable housing on a long term basis, particularly housing in areas that provide a safe, healthy environment for families or women with children. A focus on long-term housing is a response to the changing HIV epidemic and assessment/prioritization of permanent housing in South Carolina.

ANTI-POVERTY

Poverty in South Carolina is discussed in detail in *Part I – Demographic and Economic Profile*. The latest data available indicates that approximately 15.5% of South Carolinians have incomes below the poverty level. Addressing this issue falls within the purview of numerous state agencies, including the Department of Social Services, the Department of Employment and Workforce, the Department of Health and Human Services, the Department of Education, the Commission on Minority Affairs and the Department of Commerce. Each of these agencies has a mission and undertakes planning activities (such as TANF plans) which encompass one or more of the factors shown to cause poverty:

insufficient education, lack of economic opportunity, health and social problems and lack of self-sufficiency.

The key means with which a state can combat poverty in the short-term is to create economic opportunity and provide opportunities for working age adults to improve skill levels and successfully compete for new and better paying jobs as these opportunities become available. Over the longer term, K-12 education and programs to combat health and social problems and address disparities in access to services and support are also important. The latter, however, are beyond the scope of the agencies involved in this Consolidated Plan.

INSTITUTIONAL STRUCTURE AND COORDINATION

The State's strategy to enhance its housing and community institutional structure centers around improved education, outreach, comprehensive planning and coordination. Consumers, providers, financiers, policy makers, advocates and communities benefit from increased cross-sector communication (dialogue) and education in understanding that economic factors are inextricably linked with meaningful solutions to the housing needs and improved quality of life among lower income populations.

Both public and private sector agencies, organizations and institutions contribute to the State's delivery infrastructure for affordable housing and community development. These agencies and organizations are important development partners in South Carolina. Some have established histories as partners with the State; many more are new and emerging collaborators. All are tremendously vital resources in South Carolina's continuing challenge to address the affordable housing and improved community and economic development needs of lower income households.

The following agencies and organizations contribute significant financial and technical resources to benefit low and moderate income individuals and families of the State. These contributions help capitalize outreach, education and development initiatives. Private and local funds are leveraged with Federal and State funds in order to implement affordable housing and community development initiatives Statewide. Each entity, public or private, pass-through or direct provider, offers services to low income persons and is considered a critical component of South Carolina's housing and community development delivery system.

Federal

- Department of Housing and Urban Development
- Department of Agriculture, Rural Development
- Department of Commerce, Economic Development Administration
- Department of Health and Human Services

State

- Department of Commerce, Grants Administration
- State Housing Finance and Development Authority
- Department of Health and Environmental Control

- Governor's Office, Office of Economic Opportunity
- South Carolina Human Affairs Commission
- Department of Social Services
- Department of Mental Health
- Department of Disabilities and Special Needs
- Department of Alcohol and Other Drug Abuse Services
- Department of Health and Human Services
- Department of Labor, Licensing and Regulation - S.C. Migrant and Seasonal Farmworkers Commission
- Department of Transportation
- Department of Parks, Recreation and Tourism
- Budget and Control Board - Office of Local Government
- Department of Employment and Workforce
- Jobs-Economic Development Authority
- Governor's Office, Office of Small and Minority Business (Assistance)
- Governor's Office, Division of Constituent Services
- Commission for Minority Affairs
- Department of Consumer Affairs

Local and Regional

- Councils of Government
- Regional Housing Authorities
- Municipal and County Governments
- Public Housing Authorities

Non-profit organizations

- Community Housing Development Organizations
- Community Development Corporations
- Community Development Financial Institutions
- Community Action Agencies
- Small Business Development Centers
- Non-profit Economic Development Organizations

Quasi-Governmental – Government Sponsored Enterprises (GSEs)

- Fannie Mae, Freddie Mac and Ginnie Mae
- Federal Home Loan Bank of Atlanta

Private

- Financial Institutions (banks, mortgage companies, credit unions)
- Special Interest Organizations and Trade Associations
- Home Builders

- Realtors
- Insurance Companies
- Rental Housing Developers
- Special Needs Housing Developers

PART VI – STRATEGIC PLAN

This page intentionally left blank.

PART VII - ANNUAL ACTION PLAN

This Consolidated Plan covers program years 2011-2015. For the first year of the plan period, program year 2011, the annual action plan follows, supplemented by the four individual program plans, attached and referenced as appropriate. For subsequent years, a separate Annual Action Plan, including individual program plans, will be developed to implement the Consolidated Plan throughout the remainder of the plan period. Each Annual Action Plan will be made available for public comment and review, consistent with the state's citizen participation plan, prior to being submitted to HUD.

HUD has identified specific requirements for the Annual Action Plan, which are in many cases similar to the required elements of the Consolidated Plan presented in Parts I through VI. In subsequent years, these sections provide an opportunity for continuous update of certain elements of the plan, but for this first year are included in foregoing sections. Annual Plan submission requirements are outlined below, along with the appropriate section and page reference where the required element can be found in this plan.

Figure 7.1
HUD Annual Plan Submission Requirements

Annual Plan Requirement	Reference	Page
Sources of Funds	Part VII – Annual Action Plan, Resources	Page 184
Statement of Annual Objectives	Part VII – Annual Action Plan, Annual Objectives and Outcome Measures	Page 192
Outcome Measures	Part VII – Annual Action Plan, Annual Objectives and Outcome Measures	Page 192
Method of Distribution	Part VII – Annual Action Plan, Method of Distribution	Page 191
Allocation Priorities and Geographic Distribution	Part VI – Strategic Plan	Page 159
Annual Affordable Housing Goals	Part VII – Annual Action Plan, Affordable Housing Goals	Page 197
Homeless and Other Special Needs	Part III – Homeless Needs	Page 67
Other Actions	Part VI – Strategic Plan, Other Strategies	Page 173
Address Obstacles to Underserved Needs	Part VI – Strategic Plan, Other Strategies	Page 173
Foster and Maintain Affordable Housing and Remove Barriers	Part VI – Strategic Plan, Other Strategies	Page 173
Coordinate Low-Income Housing Tax Credits with Affordable Housing Development	Part VI – Strategic Plan, Other Strategies	Page 173
Evaluate and Address Lead Based Paint Hazards	Part VI – Strategic Plan, Other Strategies	Page 173
Reduce the Number of Poverty Level Families	Part VI – Strategic Plan, Other Strategies	Page 173
Develop Institutional Structure and Enhance Coordination between Public and Private Housing and Social Service Agencies	Part VI – Strategic Plan, Other Strategies	Page 173
Foster Public Housing Resident Initiatives	Part VI – Strategic Plan, Other Strategies	Page 173
Citizen Participation	Part VIII – Public Input and Citizen Participation Plan	Page 203
Certifications	Attachments – Form 424 Application and Certifications	
Monitoring	Part VII – Annual Action Plan, Monitoring	Below, page 198
Program Specific Submission Requirements	Attachments – Program Annual Plans	

In addition, though not required, the state has also identified actions that it will take during the upcoming program year, 2011, to address identified impediments to fair housing. These are discussed below, under Affordable Housing Goals.

SOURCES OF FUNDS

FEDERAL RESOURCES

For the 2011 Program Year, the State estimates it will receive $30.3 million in federal, U.S. Department of Housing and Urban Development (HUD) resources for the four programs covered by the Consolidated Plan, to address the State's priority needs, objectives and outcomes. Each of the four HUD programs covered by this plan is briefly described below, along with their estimated allocations for the 2011 program year. More detailed information, including complete program descriptions and information on funding cycles and match requirements, is included in the *Attachments* to this plan.

COMMUNITY DEVELOPMENT BLOCK GRANT

The CDBG program is administered by the South Carolina Department of Commerce, (DOC) Grants Administration. Local governments use CDBG funds to strengthen and revitalize communities. Eligible CDBG activities primarily target low and moderate income persons and include the following:

- Public infrastructure, facilities and services,
- Community revitalization,
- Economic development,
- Affordable housing, and
- Planning.

The State of South Carolina's 2011 CDBG allocation from HUD is $20,112,730. These funds will be distributed as follows:

Figure 7.2
CDBG Allocation Plan for Program Year 2011

Category	Amount
Community Development Programs	$16,909,348
Community Infrastructure	*$6,909,348*
Community Enrichment	*$2,000,000*
Village Renaissance	*$7,000,000*
Ready to Go	*$1,000,000*
Business Development Program	$2,000,000
Regional Planning Program	$500,000
State Technical Assistance (1%)	$201,127
State Administration (2% of allocation + $100,000)	$502,255
Total 2011 CDBG Allocation	**$20,112,730**

In addition to HUD's CDBG allocation, DOC expects to receive approximately $65,000 in program income during the program year. It is estimated that an additional $8 million in recaptured, remaining and reallocated funds may also be available for distribution. These funds will be distributed in accordance with the CDBG program description based on availability and timing of resources, as well as program demand.

HOME INVESTMENT PARTNERSHIPS

The HOME Investment Partnerships Program, administered by the State Housing Finance and Development Authority (SHFDA), targets activities and policies aimed at expanding the supply of affordable housing and increasing the number of families with access to affordable housing. Eligible HOME activities include the following:

- Rental housing construction or rehabilitation,
- Homeownership/Homebuyer assistance, including development and rehabilitation of single family housing and downpayment and closing cost assistance
- Tenant-based rental assistance (TBRA), and
- Owner-occupied rehabilitation or replacement housing.

HOME 2011 funding is $11,922,241, including a 2011 program allocation of $6,922,241, anticipated program income of $3,000,000 and a carry forward of $2,000,000. Distribution of 2011 HOME funding will be as follows:

Figure 7.3
HOME Allocation Plan, Program Year 2011

Activity	Amount
Rental Development LIHTC/HOME Combined Cycle	$6,500,000
Single Family Division/Other Eligible Activities	$2,500,000
Statewide Rental	$1,300,000
Statewide Homeownership	$312,000
CHDO Operating Expenses (5%)	$346,112
Tenant-Based Rental Assistance	$271,905
Program Administration (10%)	$692,224
Total 2011 Allocation & Program Income	**$11,922,241**

EMERGENCY SHELTER GRANT

The Governor's Office, Office of Economic Opportunity, administers the ESG or Emergency Shelter Grant program, which will become the Emergency Solutions Grant Program once HUD issues final regulations, but which for Program Year 2011 will continue to be operated under the Emergency Shelter Grant program regulations. The program is administered through local governments and non-profit organizations, assists individuals and families in the transition from homelessness to independent living by promoting housing with supportive services. South Carolina will receive $1,505,509 in ESG funding for Program Year 2011.

Emergency Shelter Grant funds will be used for one or more of the following activities relating to emergency shelter for the homeless:

- Renovation, conversion, or major rehabilitation of buildings for use as emergency shelters for the homeless,
- Essential services to the homeless,
- Homeless prevention activities, and
- Operational costs.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

The HOPWA Program is administered by the South Carolina Department of Health and Environmental Control (DHEC), STD/HIV Division. HOPWA provides housing services and other assistance to low-income persons with AIDS or related diseases and their families. The HOPWA allocation is based on population and the number of reported AIDS cases. Eligible HOPWA activities include the following:

- Emergency housing
- Shared housing arrangements
- Multi-family housing
- Single room occupancy (SRO) dwellings
- Community facilities
- Supportive services if provided in conjunction with HOPWA housing assistance

The State will receive $1,728,286 in 2011, with which DHEC plans the following allocation of funds:

Figure 7.4
HOPWA Allocation Plan, Program Year 2011

Activity	Amount
Short-term Rent, Mortgage and Utility	$214,392
Supportive Services	$733,774
Permanent Housing Placement Services	$27,764
Tenant-Based Rental Assistance*	$497,973
Operating Costs *	$126,826
Sponsor Administrative Expenses	$85,467
Grantee Administrative Expenses	$42,090
Total 2011 Allocation	**$1,728,286**

OTHER RESOURCES

During 2011, additional resources may include funds recaptured from the various rounds of Neighborhood Stabilization Program (NSP) funding, funds allocated to the state under the American

Recovery and Reinvestment Act (ARRA), funds that became available during program year 2010 from HUD's new Housing Finance Agency Innovation Fund, the Hardest Hit Housing Markets Fund (HFA Hardest Hit Fund), and the New Issue Bond Program. ARRA funds allocated to or competitively available to the state under ARRA or other recovery legislation include:

- Additional rounds of Neighborhood Stabilization Program (NSP) funding,
- Homeless Prevention and Rapid Re-housing Program (HPRP), which will be rolled into the new Emergency Solutions Grant Program when it becomes effective,
- Tax Credit Assistance Program (TCAP) and Tax Credit Exchange Program (TCEP), which allowed SHFDA to assist prior developer recipients of Low Income Housing Tax Credits (LIHTC),
- Public Housing Capital Fund,
- Lead Hazard Reduction Grants,
- Project Based Rental Assistance,
- Foreclosure prevention counseling competitive funds.

In addition, HUD requires the State to provide matching funds for the CDBG, HOME, and ESG Program allocations. The HOPWA program does not require a match from the State of South Carolina for their allocation.

The CDBG program requires a 50 percent match for all administrative costs in excess of $100,000 on a dollar-for-dollar basis. The State's match for CDBG is provided by the Department of Commerce budget. In addition, CDBG funds frequently leverage other federal, state, local and private funds. CDBG generally requires local governments to match a portion of the grant if they have the financial capacity, and public and private resources are often used to complete projects and create greater local impact.

The HOME program requires a 25 percent match. HOME program matching funds are provided by the SHFDA through the State Housing Trust funds. More information on the HOME match is included in the attached HOME Program Description.

The ESG Program requires a dollar-for-dollar match in non-ESG funds from the State for their allocation. To meet this requirement, the State requires that applicants to the State program provide a dollar-for-dollar match if they are awarded a grant. Match can be either in the form of a cash contribution or in other donated/in-kind resources such as the value of buildings, equipment, and volunteer services. The State is allowed to waive the match requirement for up to the first $100,000 of its allocation for applicants who are least capable of leveraging local resources to meet the match. The State has established procedures to demonstrate that this provision has been met for those who wish to request a waiver. Since only a limited portion of the State's allocation is exempted from the matching requirement, and eligibility for the waiver must be sufficiently established by the applicant, it is anticipated that only a few waivers will be granted per funding cycle.

A number of other resources, including private, non-profit, local, state and federal programs, can be used to address housing, community development and special needs. These organizations provide services on a statewide or regional basis for non-homeless special needs populations, including the elderly, low-income families, persons with mental and physical disabilities, and persons with AIDS/HIV. These organizations also provide advocacy, direct assistance, funding, information, or referrals for those populations, and the organizations and primary services offered are listed in *Part IV – Special Needs*.

Much of the funding for housing and community development programs in South Carolina originates from Federal sources. Some programs including HOME, CDBG, Low Income Housing Tax Credits (LIHTCs), Section 8 rental assistance programs and Low Income Home Energy Assistance (LIHEAP), are allocated to states based on formulas. Other programs are available only on a demonstration basis or through a competitive process on a national or regional level. These sources of funds are more difficult to obtain and less secure as a long-term funding source. A complete list of federal resources for housing and community development is provided in the *Attachments*.

There are also a number of state programs available to assist in addressing housing and community development needs. Some of these are outlined below.

Figure 7.5

State Programs and Types of Assistance

Program	Type of Assistance			
	Housing	Community Development	Economic Development	Transportation
Business Development Corporation of SC (BDC) / Community Development Corporation of SC			X	
BDC / SC Capital Access Program			X	
DAH / State Historic Preservation Grant		X		
BCB / State Water Pollution Control Revolving Fund		X		
DMH / Housing and Homeless Programs	X			
DOC / CDC Fund	X	X	X	
DOC / Coordinating Council for Economic Development			X	
DOC / Rural Infrastructure Fund		X	X	
DOC / Other Grant Funds			X	
DOT / "C" Funds				X
DOT / Transportation Assistance				X
HHS / Senior Center Permanent Improvement Program		X		
JEDA / Industrial Revenue Bond			X	
JEDA / InvestSC / SC Venture Capital Authority			X	
PRT Film Commission / Wage and Supplier Film Rebates			X	

Program	Type of Assistance			
	Housing	Community Development	Economic Development	Transportation
PRT / Park and Recreation Development Fund		X		
PRT / Recreation Land Trust		X		
PRT/ Tourism Fund			X	
SHFDA / Housing Trust Fund	X			
SHFDA / Mortgage Revenue Bond Programs (Homeownership)	X			
SHFDA / Multi-Family Tax Exempt Bond (Multi-family)	X			
State Budget and Control Board (BCB) / Local Government		X	X	
State Tech / ReadySC (previously CATT)			X	
State Tech / Registered Apprenticeships			X	
State Tech / Pathways to Prosperity			X	

For housing, the most significant of these programs are administered by the State Housing Finance and Development Authority, in conjunction with federal HOME funds, to further the state's affordable housing goals.

MORTGAGE REVENUE BOND PROGRAM

The Mortgage Revenue Bond (MRB) Program, administered by SHFDA, is the State's primary tool for expanding homeownership opportunities for low and moderate income families in South Carolina. The sale of tax exempt bonds to investors provides the bulk of the funding available to qualified, first-time homebuyers. Banks and mortgage companies originate mortgage loans on the agency's behalf and offer them at reduced interest rates. This below market rate financing provides the edge needed to make homeownership affordable for many of the state's lower income residents. Maximum purchase price and borrower income limits apply and typically vary by county.

SOUTH CAROLINA HOUSING TRUST FUND

In 1992, landmark legislation established the South Carolina Housing Trust Fund and created a valuable resource for affordable rental housing and homeownership opportunities for low income residents of the state. Funding comes from a dedicated portion of the deed stamp tax, tying annual funding levels directly to the state's level of real estate activity.

Awards from the Housing Trust Fund are available to eligible non-profit housing development sponsors in all 46 counties. Funds are awarded on a quarterly basis and can be used to finance acquisition or construction of affordable single family homes or the development of affordable group homes for the disabled, emergency housing for battered women and their children, single room occupancy units for working homeless and disabled veterans, and multifamily rental units for single-parent households, families and the elderly. SHFDA provides technical assistance and compliance monitoring of Housing Trust Fund financed developments. Proposals are submitted to SHFDA's Board

of Commissioners and awards are made based on local housing needs, development feasibility, and available resources.

MULTIFAMILY TAX EXEMPT BOND PROGRAM

SHFDA's Multifamily Tax Exempt Bond Program provides permanent real estate financing for property being developed for multifamily rental use through the sale of tax-exempt revenue bonds. Since 1982, the Multi-Family Tax Exempt Bond Finance Program has provided permanent financing for apartments in more than 50 complexes located throughout the state.

Financing is available to non-profit and for-profit sponsors, or developers, who agree to set aside: a) at least 20% of the units for households with annual gross incomes at or below 50% of the area median income, or b) 40% or more of the units for households whose annual gross income is at or below 60% of the area median. After a development has been placed in service, SHFDA staff review tenant records and development financial records, perform physical site inspections to ensure compliance with management and operating restrictions, and approve and conduct training for management personnel.

LOW INCOME HOUSING TAX CREDIT PROGRAM

The Low Income Housing Tax Credit Program (LIHTC) is a federal program administered in South Carolina by SHFDA. Its purpose is to provide an incentive to owners developing affordable multifamily rental housing. Allocations of credits are used to leverage public, private and other funds in order to keep rents affordable. Developments that may qualify for credits include new construction, acquisition with rehabilitation, and rehabilitation and adaptive re-use. Developers who are awarded tax credits must agree to keep apartments affordable and available to lower income tenants for at least 30 years.

Annually, the SHFDA establishes priorities and needs in its QAP, or Qualified Tax Credit Allocation Plan, and accordingly allocates tax credits for rental housing development projects which add to or significantly improve existing rental stock through redevelopment (rehabilitation); projects which promote and encourage the addition of or significant upgrade of rental housing in rural areas; projects which develop affordable rental housing in areas experiencing economic growth where current supply is limited; projects which attract (leverage) or preserve existing federal, state, and local subsidies through additional assistance; projects which help preserve long-term affordability of at-risk low income units; and projects which provide housing to disabled persons. Ten percent of the state's annual LIHTC allocation is reserved for the exclusive use of joint venture projects that involve the substantive participation of qualified non-profit organizations.

SECTION 8

The Section 8 Rental Assistance Program is funded by the HUD and administered under contract with HUD by SHFDA. There are three (3) components to the state-administered Section 8 Program: Housing Choice Vouchers, Moderate Rehabilitation, and Homeownership Vouchers. The Section 8 Housing Choice Voucher Program provides rental assistance in the private rental market to very low

income individuals and families in Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, Lexington, and Williamsburg Counties. The program is funded by HUD and limited by HUD's budget. Qualified families pay approximately 30% of their income toward rent and utilities and the program pays the difference. Currently, there is a waiting list for the program, and the waiting list is closed in most counties. Applicants must have a "Gross Income" below HUD's annually published income standard, and elderly, disabled and veteran applicants are given priority. Income limits are based on family size and county residence.

FORECLOSURE PREVENTION

In recent years, SHFDA has made mortgage foreclosure prevention one of the highest priorities of its mortgage servicing division, and this has kept the Authority's foreclosure rate below the national average. Educational and advocacy efforts by SHFDA, the Affordable Housing Coalition of SC, the SC Department of Consumer Affairs and others all focused on maintaining existing homeownership at affordable and sustainable levels to help prevent additional foreclosures and the additional burden that would place on the availability of affordable rental housing, homeless assistance resources and the economy.

In program year 2010, the state was allocated and won additional resources to assist in this effort, including $2 million under the fourth round of federal funding to support foreclosure prevention counseling efforts. SHFDA applied for these funds with Family Services, Inc. as its subgrantee. Family Services received similar funding under the first three rounds, had developed an efficient, successful statewide program and developed a partnership with SHFDA to extend the reach and impact of existing foreclosure prevention efforts. The grant supporting this effort is being provided by the National Foreclosure Mitigation Counseling Program.

South Carolina was also designated one of the country's "Hardest Hit Housing Markets," and as a result SHFDA will receive up to $138 million from the second round of HUD's new Housing Finance Agency Innovation Fund for the Hardest Hit Housing Markets (HFA Hardest Hit Fund). The first round of funding targeted five states with home price declines greater than 20%, which did not include South Carolina. The second round of funds targeted five states living in economically distressed areas where the unemployment rate in 2009 exceeded 12%, which did include South Carolina. Program activities include unemployment programs, mortgage modifications, mortgage modifications with principal forebearance, short sales/deeds-in-lieu of foreclosure, principal reduction programs for borrowers with severe negative equity and second lien reductions.

METHOD OF DISTRIBUTION

Method of distribution refers to the means by which the state will distribute funds expected to be received by the four formula grant programs, CDBG, HOME, ESG and HOPWA, each year. Each program distributes funds to local governments, nonprofit organizations and other entities to carry out the activities identified in the Consolidated Plan, in accordance with applicable program requirements. Funds are made available as described below, for priority activities identified in the

Strategic Plan that will directly impact priority needs and help accomplish goals and objectives described in this Annual Plan.

- CDBG and HOME have established programs for 2011 designed to address the three priority needs, Decent Affordable Housing, Suitable Living Environment and Economic Development, and related objectives identified in the Strategic Plan. Programs and funding levels were provided above under Federal Resources. Strategies, or specific activities and project types that potential funding recipients may propose, are described in each program's annual plan, along with scoring criteria as applicable to the competitive programs and any other criteria used to select projects for funding.
- ESG makes funds available through one competitive funding round each year. Eligible nonprofits and units of local government in the state operate homeless shelters, transitional housing and homeless prevention programs and may request funds for any eligible activity defined in the program annual plan. These activities correspond to priority activities identified in the Strategic Plan, and for Program Year 2011, to the requirements and regulations governing the Emergency Shelter Grant program, as HUD has not yet issued final guidance and regulations for the Emergency Solutions Program. Funding decisions are based on the eligibility, selection and scoring criteria described in the annual plan.
- HOPWA makes funds available to Ryan White Part B Service Providers, eligible nonprofit organizations and local health departments that assist persons with HIV/AIDS, as described in the program's annual plan.

Activities to be undertaken by recipients of funds are subject to the specific applications received and program funding awards. For more detailed information on the types of eligible activities, as well as the method of distribution for each program, refer to the program descriptions provided in the *Attachments*.

ANNUAL OBJECTIVES AND OUTCOME MEASURES

Objectives and strategies for the 2011 Program Year will include all those identified in *Part VI – Strategic Plan*, and specific annual goals and outcome measures have been established for each. The only exception is Objective DH-2.5 related to homeless re-housing, which will be implemented only in years subsequent to HUD issuing final guidance for the Emergency Solutions Grant program, and only if re-housing becomes an eligible activity consistent with current but unofficial HUD guidance. Undertaking the strategies outlined in the Strategic Plan will help address each of the state's objectives for housing, community and economic development, homelessness and the special needs of people living with HIV/AIDS. Progress in achieving stated goals and outcomes for the 2011 Program Year will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER) following the end of the program year, in June 2012.

Figure 7.6 on the following pages corresponds to HUD Table 3A – Summary of Specific Annual Objectives. This table summarizes the objectives contained in *Part VI – Strategic Plan* and identifies:

- The sources of funds the state expects to use for each objective,
- A performance indicator or output, and
- A specific goal against which progress will be measured at the end of the year.

As the plan period progresses, actual accomplishments will be added at the end of each year, and subsequent goals and accomplishments will be added prior to the start of each subsequent year via the Consolidated Annual Action Plan. At the end of the five-year plan period, Table 3A will provide an overview of the state's performance over the entire period and the impact of activities funded by the state using Consolidated Plan CDBG, HOME, ESG and HOPWA funds.

Table 3A - Summary of Specific Annual Objectives

Specific Obj#	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	% of Goal Complete
DH-1	**Availability/Accessibility of Decent Housing**						
DH-1.1	Increase the supply of affordable rental units for LMI households	HOME	New affordable rental units	2011	170		0%
				2012			
		CDBG		2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**170**	**-**	**0%**
DH-1.2	Increase the supply of homeowner units affordable for LMI households	HOME	New affordable homeowner units	2011	15		0%
				2012			
		CDBG		2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**15**	**-**	**0%**
DH-1.3	Support transitional and supportive housing facilities for people with special needs	HOPWA	Number of housing units assisted	2011	20		0%
				2012			
		HOME		2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**20**	**-**	**0%**
DH-2	**Affordability of Decent Housing**						
DH-2.1	Improve affordability of owner and renter housing for LMI families	HOME	Households assisted	2011	900		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**900**	**-**	**0%**
DH-2.2	Provide tenant-based rental assistance to make housing for persons with HIV/AIDs more affordable	HOPWA	Households assisted	2011	110		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**110**	**-**	**0%**
DH-2.3	Prevent homelessness and/or assist with rapid re-housing	ESG	Persons assisted	2011	600		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**600**	**-**	**0%**
DH-2.4	Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS	HOPWA	Households assisted	2011	300		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**300**	**-**	**0%**
DH-3	**Sustainability of Decent Housing**						
DH-3.1	Make existing affordable housing more sustainable and preserve affordable housing stock	CDBG	Households assisted	2011	200		0%
				2012			
		HOME		2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**200**	**-**	**0%**

Table 3A - Summary of Specific Annual Objectives

SL-1	**Availability/Accessibility of Suitable Living Environment**						
SL-1.1	Provide funding for new or improved infrastructure, facilities or services	CDBG	Number of predominantly LMI communities assisted	2011	10		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**10**	-	**0%**
SL-1.2	Support shelters that provide essential services to homeless individuals and families	ESG	Number of shelters assisted	2011	25		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**25**	-	**0%**
SL-1.3	Provide emergency shelter for homeless persons	ESG	Persons assisted	2011	30,000		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**30,000**	-	**0%**
SL-1.4	Provide supportive services to persons with special needs to promote independent living	HOPWA	Households assisted	2011	850		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**850**	-	**0%**
SL-2	**Affordability of Suitable Living Environment**						
SL-2.1				2011			
				2012			
				2013			
				2014			
				2015			
SL-3	**Sustainability of Suitable Living Environment**						
SL-3.1	Support community and regional planning and coordination initiatives	CDBG	Number of predominantly LMI communities assisted	2011	40		
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**40**	-	**0%**
SL-3.2	Preserve neighborhoods through revitalization, development or elimination of blight	CDBG	Number of predominantly LMI communities assisted	2011	12		
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**12**	-	**0%**

Table 3A - Summary of Specific Annual Objectives

EO-1	**Availability/Accessibility of Economic Opportunity**						
EO-1.1	Support the creation or retention of jobs for LMI persons	CDBG	Jobs created or retained	2011	75		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**75**	**-**	**0%**
EO-1.2	Support programs or services that improve availability of or access to jobs for LMI persons		Number of programs or providers supported	2011	30		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**30**	**-**	**0%**
EO-2	**Affordability of Economic Opportunity**						
EO-2.1				2011			
				2012			
				2013			
				2014			
				2015			
EO-3	**Sustainability of Economic Opportunity**						
EO-3.1	Improve community economic competitiveness and ability to support sustainable economic opportunity	CDBG	Number of communities assisted	2011	10		0%
				2012			
				2013			
				2014			
				2015			
			MULTI-YEAR GOAL		**10**	**-**	**0%**

AFFORDABLE HOUSING GOALS

The state's housing priorities are described in *Part VI – Strategic Plan*. Figure 7.7 corresponds to HUD Table 3B, Annual Housing Completion Goals. This table identifies specific goals for Program Year 2011 for the number of homeless, non-homeless and special needs households to be provided affordable housing and the number of all households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units or acquisition of existing units. These goals, in turn, correspond to the state's affordable housing objectives provided above. Associated accomplishments will be shown on this table at the end of the program, in the Consolidated Annual Performance and Evaluation Report (CAPER).

Figure 7.7 – HUD Table 3B
State Annual Housing Completion Goals
Program Year 2011

Grantee Name: South Carolina Program Year: 2011	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed (CAPER Only)	Resources expected to be used during the period			
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)			**CDBG**	**HOME**	**ESG**	**HOPWA**
Acquisition of existing units			☐	☐	☐	☐
Production of new units	170		☒	☒	☐	☐
Rehabilitation of existing units	30		☒	☒	☐	☐
Rental Assistance	400		☐	☒	☐	☒
Total Sec. 215 Affordable Rental	600		☒	☒	☐	☒
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)						
Acquisition of existing units			☐	☐	☐	☐
Production of new units	15		☒	☒	☐	☐
Rehabilitation of existing units	5		☒	☒	☐	☐
Homebuyer Assistance	550		☐	☒	☐	☐
Total Sec. 215 Affordable Owner	570		☒	☒	☐	☐
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Acquisition of existing units			☐	☐	☐	☐
Production of new units	185		☒	☒	☐	☐
Rehabilitation of existing units	35		☒	☒	☐	☐
Rental/Homebuyer Assistance	950		☒	☒	☐	☒
Total Sec. 215 Affordable Housing	1,170		☒	☒	☐	☒
ANNUAL AFFORDABLE HOUSING GOALS (SEC.215)						
Homeless households	30,000		☐	☐	☒	☐
Non-homeless households	1,450		☐	☒	☒	☐
Special needs households	80		☐	☒	☐	☒
ANNUAL HOUSING GOALS						
Annual Rental Housing Goal	600		☒	☒	☐	☒
Annual Owner Housing Goal	570		☒	☒	☐	☐
Total Annual Housing Goal	1,170		☒	☒	☐	☒

ACTIONS TO ADDRESS IMPEDIMENTS TO FAIR HOUSING

The state's updated plan for addressing fair housing impediments contains strategies and actions that have been proven by a recent fair housing survey to be effective, and which the state will continue to undertake in an effort to make additional progress toward eliminating impediments.

The most significant actions for the upcoming Program Year 2011 consist of finalizing the new Analysis of Impediments, examining the data and conclusions contained in the new AI, including feedback and input obtained through the Community Survey and Regional Focus Groups undertaken as part of the development of the new 2011-2015 Consolidated Plan, and identifying actions appropriate for the upcoming program year. Additionally, the state provided CDBG funding for local and/or regional Analyses of Impediments during program year 2010, and the state will continue to encourage local governments to undertake studies of fair housing issues and impediments in their areas in 2011. As these local and regional AIs are completed and submitted to CDBG, they too will be evaluated and analyzed and, as appropriate, findings used to further update the state AI.

Action # 1 – Finalize and Evaluate Current Research

In conjunction with the development of the 2011-2015 Consolidated Plan, the state is conducting new research on impediments in the public and private sectors that affect housing choice. This includes research using sources such as Home Mortgage Disclosure Act (HMDA) data, HUD Office of Fair Housing and Equal Opportunity (FHEO) complaint and actions databases, other sources of fair housing complaints, such as the SC Human Affairs Commission (where available), and housing and demographic data from the US Census and the American Community Survey. Research also consists of feedback and input on impediments to fair housing and fair housing issues obtained through the online Community Survey and the Regional Focus Groups conducted during development of the Consolidated Plan for 2011-2015, which will be evaluated along with the results from prior fair housing surveys conducted by the state and used to substantiate more empirical data sources and to identify trends.

Action #2 – Review 2010 Fair Housing Actions based on New Analysis of Impediments

As appropriate, the state will update Fair Housing actions for the upcoming 2011 Program Year based on the new AI.

Action #3 – Review and Evaluate Regional/Local Analyses of Impediments

During program 2010, CDBG funding was made available to encourage local governments to undertake analyses of impediments by providing funding for research on a local or regional basis aimed at identifying impediments to fair housing choice and developing strategies and actions to mitigate impediments. As these are complicated, the state will review and evaluate them to identify impact on the statewide AI, regional issues and regional strategies that may be recommended to other local governments, and any data, conclusions, or strategies applicable to the state AI.

Action #4 – Continue to Make Funding Available

For Program Year 2011, the state will continue to encourage local governments to undertake research and analyses of impediments on a local or regional basis, by providing CDBG funding, and to encourage local governments to take action to address identified impediments.

ADDITIONAL ACTIONS TO ADDRESS IDENTIFIED IMPEDIMENTS

The state's plan for addressing fair housing impediments contains strategies and actions that have been proven effective by recent surveys, and which the state will continue to undertake in 2011 in an effort to make additional progress toward public awareness of fair housing. Specifically, while substantial progress has been made in the area of public education and awareness, there is still not an adequate understanding of the Fair Housing Act and other fair housing laws that guarantee fair access and equal opportunity in housing, including: Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis of race, color and national origin; Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, which prohibit discrimination on the basis of disability; Executive Order 13166 issued in 2000 which provides that people who are Limited English Language Proficient (LEP) should have meaningful access to federally conducted and federally funded programs and activities; and Section 109 of Title I of the Housing and Community Development Act of 1974.

Four of the impediments identified in the state's updated AI specifically relate to awareness of fair housing requirements, laws and the options available to those who feel they have been discriminated against. These impediments are:

- Lack of understanding by potential home renters and buyers and the general public about the requirements of the Fair Housing Act.
- Lack of awareness regarding the assistance that is provided by the South Carolina Human Affairs Commission in resolving Fair Housing disputes.
- Lack of understanding by developers and landlords about housing accessibility requirements under the Americans with Disabilities Act and which standards apply.
- Lack of information on the part of the general public regarding predatory lending and the complexity of the issue and the number of overseeing agencies may make it difficult for individuals to access information or file complaints.

Strategies that the state will employ and actions that the state will undertake in Program Year 2011 to address the above impediments include:

- Strategy – Work with federal, state and local organizations to increase capacity to address public awareness of fair housing.
    - Action #5 – Work with the federal, state and local partners to further improve fair housing education for local government officials, community development planners and housing and housing service providers.

  - Action #6 – Include a segment on fair housing and fair housing best practices in the electronic "CDBG Update" newsletter, to coincide with Fair Housing month activities.
  - Action #7 – Use the SHFDA website as a vehicle for promoting fair housing.
- Strategy – Facilitate outreach to increase awareness of fair housing, including awareness by those with limited English language proficiency (LEP)
  - Action #8 – Continue to develop a broader range of materials, including materials targeted at LEP persons, that can be provided to and used by local governments and housing and services providers to help increase public awareness of fair housing through various media.
- Strategy – Work with units of local government and housing providers to increase housing choice
  - Action #9 – Use the annual Affordable Housing Forum as a vehicle for communicating information about developing housing.

AFFIRMATIVELY FURTHERING FAIR HOUSING

In addition to identifying impediments to fair housing at the state level, the agencies administering the programs included in the Consolidated Plan will also ensure that funding recipients comply with fair housing requirements. To this end, the state will undertake the following actions:

- SHFDA, as the state's housing agency, will require that funding recipients uphold the law, inform the public, owners and potential tenants about applicable fair housing laws, and affirmatively market HOME assisted housing in order to inform and solicit applications from eligible persons in the housing market area who are not likely to apply (defined as persons who do not reflect the race/ethnicity of the residents in the neighborhood where units are located).
- CDBG will require all funding recipients to develop a Fair Housing plan, designate a Fair Housing Coordinator and identify actions to be taken during the grant period to address fair housing issues and help eliminate impediments to fair housing.

CDBG will also require recipients to undertake progressive fair housing actions and provide guidance on actions grant recipients can take to further fair housing in their communities.

MONITORING

All Federal programs covered by the Consolidated Plan are governed by separate monitoring and compliance requirements. The State will rely on the enforcement of these requirements by administering agencies and organizations, whether public or private, to ensure compliance with statutory and regulatory program requirements.

CDBG

In the CDBG program, all projects are monitored for compliance. The review process is carried out to address three basic questions:

- Are approved activities being carried out and in a timely manner?
- Are activities and certifications conducted in accordance with the requirements and the primary objectives of Title I and with other applicable laws; and
- Does the recipient show a continuing capacity to carry out approved activities in a timely manner?

During the course of a CDBG project, the State monitors each recipient through periodic on-site visits and written quarterly reports, so that any problems that might occur may be resolved as soon as possible. It is the goal of the State to assist and support recipients in complying with applicable State and Federal requirements and in implementing their project activities in a timely manner.

HOME

In the HOME program, all projects will be monitored for compliance. Prior to monitoring, each recipient is required to attend one or more HOME Wellness meetings to ascertain their compliance with regulations. Follow-up meetings are scheduled as needed for recipients to receive technical assistance to ensure full compliance. Those recipients deemed to be in compliance are then scheduled for monitoring visits.

In addition, written quarterly reports are received by the Authority to compliment the wellness meetings as another form of follow-up.

ESG

The Governor's Office of Economic Opportunity (OEO) is required by Title I of the Housing and Community Development Act of 1974, as amended, to review the performance of units of local government which receive Emergency Shelter Grants Program (ESG) funds through the State. Monitoring visits to each subgrantee are made to (1) review the financial records of the subgrantee, and (2) to offer technical assistance.

Subgrantees are generally monitored at least once during the grant period by a representative of the Office of Economic Opportunity for the purpose of reviewing the programmatic accomplishments of the projects funded under the Emergency Shelter Grants Program. Site visits are made to each project site / subgrantee at least once during the calendar year in which the unit of local government has received ESG funds. The State representative reviewing the accomplishments of the project will assess actual progress measured against the approved objectives, budget, and timetable proposed by the subgrantee. The purpose of the programmatic review is to (1) evaluate program management in compliance with the application submitted to the OEO, (2) assess the accomplishments of the program, and (3) to offer technical assistance.

HOPWA

For HOPWA, SCDHEC requires programmatic and fiscal reports from each contractor quarterly and annually. Contract monitoring visits are conducted at least annually. A team composed of program staff and staff from Health Services Administration, to include a budget specialist and a contract specialist, conducts annual site review visits. This team approach is quite effective in conducting a comprehensive site review with a focus on providing technical assistance.

Program issues monitored during a site visit include documentation of client eligibility as well as verification of income information. Fiscal documentation of previously submitted invoices is also reviewed. Contractors/subcontractors meeting the federal threshold of expending $300,000 or more of federal funds in a fiscal year are required to submit fiscal audit reports according to the federal regulations time frames.

The HIV/AIDS Division provides technical assistance (TA) to funded HIV care and services contractors for both administrative and programmatic activities. TA is provided and/or coordinated by Division staff. Specific areas of TA that the division provides include:

- Monitoring of contract objectives.
- Assistance in planning, implementing, and evaluating HIV care and services.
- Assistance with the coordination of community networking and consortia activities.
- Dissemination of federal and state policies and procedures.
- Linking with Division and/or DHEC training and TA resources.
- Other issues relevant to HIV care and services contracts as well as in response to requests for assistance.

The Division provides targeted technical assistance and monitoring to contractors out of compliance with the contract objectives through the use of the corrective technical assistance plan. An agency may be placed on this plan when any of the following conditions are present.

- OMB audit is overdue.
- Quarterly reports are submitted late during two or more quarters.

Contractors placed on this plan receive written notice of specific areas of programmatic/ administrative weakness, in addition to a technical assistance plan with specific recommendations outlining steps to improve areas cited. Follow-up technical assistance may be conducted in order to assess the agency's ability to resolve deficiencies. Agencies that do not resolve or adequately address deficiencies may jeopardize future funding opportunities.

Each of the four grantee agencies (DOC-Grants Administration Division, SHFDA, OEO, DHEC) also prepare individual, annual performance reports specific to their own administered programs, and related strategies and actions. The DOC Grants Administration Division will continue to combine these documents into the single Performance Report required by HUD each year.

PART VIII – PUBLIC INPUT AND CITIZEN PARTICIPATION PLAN

PUBLIC INPUT

Per the State of South Carolina's Citizen Participation plan, below, and as described in the Introduction to this Plan, the draft 2011-2015 Consolidated Plan and 2011 Annual Action Plan were made available to the public for review and comment prior to finalization and submittal to HUD on February 15, 2011. Avenues for providing public input included an online public forum held on January 25, 2011 and a public hearing held in Columbia, SC at the offices of the SC Department of Commerce on January 26, 2011. Presentations included in the online forum were available for review after the forum. Interested parties were able to make comments during the public hearing, to submit written comments during the online forum, and to submit written or email comments throughout the 30-day public comment period.

The public was notified of the availability of the plan, and of the various avenues for review and input, through a public notice advertisement published in the three main state newspapers, the *State*, the *Greenville News*, and the *Charleston Post and Courier* on Sunday, February 9, 2011. Additional notifications were made by each program to its constituents, which included local governments, non-profits, housing developers and emergency shelters providers, and HOPWA sponsors, and service providers related to the programs. Copies of the draft plan were made available for download from the SC Department of Commerce website and the SC Housing Finance and Development Authority website, and hard copies were available for review during regular business hours at the SC Department of Commerce, the SC Housing Finance and Development Authority, the Governor's Office of Economic Opportunity, the SC Department of Health and Environmental Control and the ten regional Councils of Government. Copies were also available upon written or email request to the Department of Commerce, and were sent to those requesting copies in either electronic PDF or hard copy.

No comments were received during either the public hearing or the online forum, and no general comments on the plan were received during the public comment period. Program related input received is described below.

CDBG PROGRAM

The CDBG Program received input during the public comment period from the Appalachian Council of Governments. The letter from the COG is included on the following page. The state responded by clarifying that neighborhoods outside of corporate limits are not excluded from the Village Renaissance Program. Eligibility is based on proximity to downtowns and business centers, and it is up to the applicant for assistance to explain how revitalization will impact the neighborhood and nearby commercial centers.

HOME PROGRAM

The HOME Program did not receive any public comments during the public comment period.

Appalachian Council of Governments

Providing Quality Services To Local Governments Since 1965.

Grants
FEB 04 2011
ADMINISTRATION

February 1, 2011

Mrs. Bonnie Ammons
Assistant Director, Federal Programs
SC Department of Commerce
1201 Main Street, Suite 1600
Columbia, South Carolina 29201

RE: Community Development Block Grant Program Description

Dear Mrs. Ammons:

Thank you for giving us this opportunity to comment on the proposed Community Development Block Grant Program Description for the 2011-2012 Program Year. The CDBG Program has improved the lives of thousands of people in the Appalachian Region, and we thank you for all that you and your staff have done through the years to make the program such a success.

Mr. Dirk Reis, ACOG's Grant Services Director, made a presentation at our January 28th board meeting wherein he described the various CDBG programs, eligible applicants, the application deadlines, the match requirements, and other details. There was a great deal of interest in the Village Renaissance Program. Some of that interest came from board members who are county council members or who represent counties. However, Mr. Reis explained that the Village Renaissance Program is designed to address only in-town neighborhoods that are within ½ mile of downtown.

The ACOG Board of Directors has instructed me to request that the Department of Commerce reconsider this requirement. There are many neighborhoods and mill villages in our region, just like other areas across South Carolina, that are in dire need of revitalization and the funding assistance that the Village Renaissance Program can provide. However, many, if not most, of these neighborhoods are not within ½ mile of downtown. In fact, some neighborhoods that are within the incorporated limits of a town do not meet this requirement. We feel that limiting the program in such a manner is unfair to those communities and their residents. Therefore, we are requesting that the Village Renaissance Program be amended to allow for the inclusion of neighborhoods that may not be in-town or within ½ mile of downtown but that do have a Village Renaissance character.

Thank you for your consideration of this request.

Sincerely,

Ed Elliott

Ed Elliott, Chairman

30 Century Circle . PO Drawer 6668 . Greenville, SC 29606
864.242.9733 . Fax 864.242.6957 . www.scacog.org

ESG PROGRAM

The ESG Program did not receive any public comments during the public comment period.

HOPWA PROGRAM

The HOPWA Program did not receive any public comments during the public comment period.

CITIZEN PARTICIPATION PLAN

The State certifies that it has adopted and is following a Citizen Participation (CP) Plan. The CP Plan sets forth the State's policies and procedures for citizen participation. The Plan provides for and encourages citizens to participate in the development of the Consolidated Plan, of any substantial amendments to the Consolidated Plan, and of the Consolidated Annual Performance Report.

Specific emphasis is placed on the participation of low and moderate income persons, including minorities, non-English speaking persons, persons with Limited English Language Proficiency (LEP), and persons with disabilities, and particularly on those living in slum and blighted areas and in areas where CDBG funds are proposed to be used, and by residents of predominantly low and moderate income neighborhoods.

The State is required to keep appropriate records, such as newspaper notices of hearings, minutes of those public hearings, and responses to inquiries, to demonstrate that the CP Plan is being followed. Specifically:

- The State will make its original written CP Plan and substantial amendments available for public review and will provide a reasonable opportunity to comment. This will be accomplished either by conducting a public hearing or by making the CP Plan available for review at locations convenient to local governments and citizens. Generally, a notification of the availability of the Citizen Participation Plan or an amendment will be published and local governments and citizens will be given 14 days from the date of notification of availability to provide comment. The CP Plan will be available in a format accessible to persons with disabilities, upon request. ***The State is complying by including its Citizen Participation Plan in the 2011-2015 Consolidated Plan, which is available for public review and comment as described above.***
- Prior to the publication of the Consolidated Plan, the State will provide for local government and citizen participation in the determination of community development and housing needs and the Consolidated Plan for addressing these needs, through a variety of means including one or more public hearings and by making the proposed plan available for public review.
    - At the public hearing, the State will furnish citizens, local governments, public agencies, and other interested parties information on the following: amount of assistance the State expects to receive; the range of activities which may be undertaken, including the estimated amount that will benefit low and moderate income persons; and the plans to minimize displacement of persons and to assist any persons displaced.

  - The State may also take advantage of technology, as appropriate, to provide greater accessibility and expand the ability of the public to obtain information about the proposed Consolidated Plan. This may include online forums, inclusion in electronic newsletters, etc.
  - Copies of plan will be made available for review by a variety of means, including hard copies available at each of the agencies administering the programs covered by the plan and electronic "e-versions" of the plan freely available for download and/or online review via the internet. Electronic copies of the plan will be freely available, and upon request, the State will provide a reasonable number of paper copies of the plan to citizens and groups free of charge, to ensure equal access for those unable to access the internet and/or receive and review electronic copies.

- The State will notify citizens about the dates of the Consolidated Plan public comment period in at least one newspaper of general circulation in the state and utilize additional means of notification, as appropriate and using technology that may be available, including fax or email notifications and internet/web posting of notices. The advertised public notice and any other notices will identify locations where hard copies of the Consolidated Plan will be made available, the means by which electronic copies can be obtained and reviewed, and email and physical addresses for submitting comments.
- The State will provide a 30-day period to receive comments from citizens and local governments on the proposed Consolidated Plan. The State will consider any comments received, whether submitted electronically, in writing, or orally at public hearings, in developing the final Consolidated Plan. A summary of these comments, whether used in the final plan or not, and the State's response to these comments will be included in the final Consolidated Plan.
- The addition or deletion of programs, or a change in program allocation amounts of more than 25 percent, will be considered a substantial amendment to the Consolidated Plan, and in such event, the State will notify citizens and local governments, particularly those who might be affected, of the proposed change and solicit comment for a period of 30 days before the amendment is implemented. The State will consider any comments of citizens or local governments received electronically, in writing or orally in preparing the amendment to the Consolidated Plan.
- The State will provide for citizen input on its Consolidated Annual Performance and Evaluation Reports (CAPERs). The public will be notified by newspaper of the availability of the CAPER prior to its submission to HUD and will be provided an opportunity to comment for a period of 15 days. Other means may also be employed as described above regarding public notification for the Consolidated Plan. A summary of all comments received will be included in the final CAPER.
- All notices of public hearings will be published one time in at least one newspaper of general circulation in the state, generally 14 days prior to any public hearing. Such notices will be prominently advertised in an appropriate section of the newspaper. Notices will not be placed in the legal notices or classified section. The notices will include a statement regarding the purpose of the hearing and the State's policy of non-discrimination and reasonable

accommodation. Other media and/or the internet and technology may also be used to publicize hearings.

- In addition to notices in newspapers, the State will encourage participation by low and moderate income residents and the residents of slum and blighted areas. This may be accomplished through the assistance of the regional councils of governments in notifying local governments and local citizens of public hearings and other opportunities to provide input into the Consolidated Plan.
- All public meetings and/or forums concerning the Consolidated Plan will be held at times and locations convenient to local governments and citizens who are the potential or actual beneficiaries, with the use of online forums where appropriate employed to improve accessibility. The physical location of meetings will be accessible to persons who are disabled, and the announcement of such meetings will indicate that assistance will be provided to accommodate special needs, including the needs of persons with Limited English Language Proficiency.
- Technical assistance will be provided to groups representative of persons of low and moderate income that request such assistance in developing proposals for *CDBG* funding. As a condition of providing technical assistance, the State requires that the activities to be addressed in a proposal be consistent with identified community development and housing needs and funding program guidelines, and that funds be available for such activities as may be involved.
- The needs of non-English speaking and Limited English Language Proficiency (LEP) residents will be met in the case of public hearings where a significant number of non-English speaking and/or LEP residents can be reasonably expected to participate. At such time, appropriate provisions will be determined and made, which may include translation of public hearing comments and documents into the native language of the majority of the non-English speaking or LEP residents affected.
- The State will provide for a timely, written response to all written complaints and grievances, within fifteen (15) working days (where practical). Written complaints regarding the Consolidated Plan should be submitted to the Planning Manager, Grants Administration Division, Department of Commerce, 1201 Main Street, Suite 1600, Columbia, South Carolina 29201. Telephone: Voice 803-734-0429/TDD 803-734-1046.
- Citizens, public agencies and other interested parties will be provided with reasonable and timely access to information and records relating to the State's Consolidated Plan, substantial amendments, and the Consolidated Annual Performance and Evaluation Report, including the availability of materials in a form accessible to persons with disabilities, from the preceding five years upon request. The procedures for the review of State records are in accordance with the Freedom of Information and Privacy Acts.
- Records related to the Consolidated Plan or to the use of Community Development Block Grant (CDBG) funds administered by the South Carolina Department of Commerce, Grants Administration Division are available for public review upon request at the offices of the Grants Administration Division, 1201 Main Street, Suite 1600, Columbia, South Carolina 29201 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. Persons

wishing to review such records or who would like additional information on the CDBG program should contact Department of Commerce, Grants Administration Division. Telephone: Voice (803) 734-0429/TDD (803) 734-1046.

- Records related to the use of HOME Program funds administered by the State Housing Finance and Development Authority are available for public review upon request at 300-C Outlet Pointe Boulevard, Columbia, South Carolina 29210 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. Telephone: Voice (803) 896-9001/TDD (803) 896-8831.
- Records related to the use of Emergency Shelter and or Emergency Solutions Grant (ESG) funds administered by the Governor's Office of Economic Opportunity are available for public review upon request at the Office of Economic Opportunity, 1205 Pendleton Street, Columbia, South Carolina 29201 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. Telephone: (803) 734-0662.
- Records related to the use of Housing Opportunities for Persons with Aids (HOPWA) funds administered by the State Department of Health and Environmental Control, are available for public review upon request at DHEC, STD/HIV Division, 1751 Calhoun Street, Columbia, South Carolina 29201 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. Telephone: (803) 898-0749.

ATTACHMENTS

FEDERAL RESOURCES FOR HOUSING AND COMMUNITY DEVELOPMENT

Excluding federal resources for economic recovery discussed above, major federal programs are allocated to states based on formulas. These include HOME, CDBG, Rural Development programs of the US Department of Agriculture, the Low Income Housing Tax Credit (LIHTC) and the Section 8 Rental Assistance programs operated by SHFDA, and Weatherization Assistance. A number of other federal resources are available only on a demonstration basis and/or through a competitive process on a national or regional level. These sources of funds are more difficult to obtain and less secure as a long term funding source; however, South Carolina continues to actively pursue and seek these funding opportunities on a project-by-project basis. These resources are described below.

Federal, Non-Recovery Programs for Housing and Community Development

Program	Program Description	Type of Assistance			
		Housing	Community Development	Economic Development	Transportation
Appalachian Regional Commission (ARC)	The ARC helps fund such projects as education and workforce training programs, highway construction, water and sewer system construction, leadership development programs, small business start-ups and expansions, and development of healthcare resources.	X	X	X	
DOE, Weatherization Assistance Program (WAP)	WAP provides grants to states, which in turn sub-grant to local agencies, to install energy conservation measures in the households of low-income persons, especially the elderly, those with disabilities and families with children.				
DOI, Land and Water Conservation Fund (LWCF)	The LWCF provides funds to local governments for the purchase of threatened lands to conserve them as parks, refuges, or other public lands.		X		
DOL, Workforce Investment Act	The WIA provides job-training services for economically disadvantaged youth and adults, dislocated workers and others who face significant employment barriers			X	
DOT, Capital Program (Section 5309)	The Section 5309 program provides funding for the establishment of new rail or bus-way projects, the improvement and maintenance of existing rail and other guide-way systems, and the upgrading of bus systems.				X

Federal, Non-Recovery Programs for Housing and Community Development

Program	Program Description	Type of Assistance			
		Housing	Community Development	Economic Development	Transportation
DOT, Elderly and Persons with Disabilities Program (Section 5310)	Section 5310 makes funds available to states to meet the special transportation needs of elderly persons and persons with disabilities.				X
DOT, Non-Urbanized Area Formula Program (Section 5311)	The Section 5311 program provides funding for public transportation in rural and small urban areas, including capital and administrative expenses.				X
DOT, Transportation Equity Act for the 21st Century (TEA-21) Funds	Flexible funding that local governments may use either for transit improvements or highway purposes based on local planning priorities		X		X
DOT, Urbanized Area Formula Program (Section 5307)	Section 5307 is a formula grant program for urbanized areas providing capital, operating, and planning assistance for mass transportation.				X
EDA, Public Works and Economic Development Program	The public works program helps distressed communities in economic decline to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment.			X	
EDA, Short-term Planning Grants to States, Sub-State Planning Regions and Urban Areas	Planning grants provide support for economic development planning, policymaking and implementation efforts, and to establish comprehensive economic development planning processes cooperatively with the state, political subdivisions, and economic development districts.			X	
EDA, Technical Assistance Program	The technical assistance program helps fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors in distressed areas from making optimal decisions on local economic development issues, such as funding feasibility studies.			X	
HHS, Community Services Block Grant (CSBG)	The CSBG program provides states and state-recognized Indian Tribes with funds to provide a range of services to address the needs of low-income individuals to ameliorate the causes and conditions of poverty.	X	X		

Federal, Non-Recovery Programs for Housing and Community Development

Program	Program Description	Type of Assistance			
		Housing	Community Development	Economic Development	Transportation
HHS, Low Income Home Energy Assistance (LIHEAP)	LIHEAP provides federal funds to help eligible low-income households meet their home heating and/or cooling needs.	X			
HUD, Brownfields Economic Development Initiative (BEDI)	BEDI provides funds and loan guarantees to clean up and redevelop environmentally contaminated industrial and commercial sites, commonly known as "brownfields."	X	X		
HUD, Community Development Block Grant (CDBG)	CDBG provides grants that can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons.	X	X	X	
HUD, Economic Development Initiative (EDI)	EDI provides grants to local governments that they can use to enhance both the security of loans guaranteed through the Economic Development Loan Fund and the feasibility of the large economic development and revitalization projects they finance.	X		X	
HUD, Emergency Shelter Grants Programs (ESG)	ESG awards grants for the rehabilitation or conversion of buildings into homeless shelters. It also funds certain related services, operating expenses, homeless prevention activities, and administrative costs.		X		
HUD, Empowerment Zones and Enterprise Communities Initiative (EZ/EC)	The EZ/EC Initiative targets tax incentives, performance grants, and loans to designated low-income areas, called Empowerment Zones or Enterprise Communities, to create jobs, expand business opportunities, and support people looking for work.	X		X	
HUD, Historically Black Colleges and Universities (HBCU)	HBCU awards grants to historically black colleges and universities to address community development needs in their localities, including neighborhood revitalization, housing, and economic development	X	X	X	
HUD, HOME Investment Partnership (HOME)	HOME provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.	X			

Federal, Non-Recovery Programs for Housing and Community Development

Program	Program Description	Type of Assistance			
		Housing	Community Development	Economic Development	Transportation
HUD, HOPE	HOPE helps revitalize distressed public housing developments by providing grants and flexibility to address the housing and social service needs of their residents, including physical improvements, management improvements, and social and community services.	X	X		
HUD, Housing Opportunities for People with AIDS (HOPWA)	The HOPWA program provides housing assistance and related supportive services for low-income persons with HIV/AIDS and their families.	X	X		
HUD, Lead-Based Paint Hazard Control Grant Program	The Lead-Based Paint Program funds a broad range of activities to reduce dangers from lead-contaminated dust, soil, and paint in private homes and apartments built before 1978 that are owned or rented by low-income families.				
HUD, Neighborhood Stabilization Program	Funds authorized under the Housing and Economic Recovery Act (HERA) of 2008, and again by the American Recovery and Reinvestment Act of 2009. Administered by SHFDA, the 2008 funds will be used to purchase, rehabilitate, redevelop or demolish foreclosed homes in areas of greatest need in the state, defined as areas with the highest foreclosure rates, levels of subprime mortgages, and mortgage defaults and delinquencies.	X	X		
HUD, Section 108 Loan Guarantee	Section 108 enables states and local governments participating in the Community Development Block Grant (CDBG) program to obtain federally guaranteed loans that can help fuel large economic development projects and other revitalization activities.	X	X	X	
HUD, Section 202 Supportive Housing for the Elderly	Section 202 provides capital advances to finance the construction and rehabilitation of structures that will serve as supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.	X			

Federal, Non-Recovery Programs for Housing and Community Development

Program	Program Description	Type of Assistance			
		Housing	Community Development	Economic Development	Transportation
HUD, Section 8 Moderate Rehabilitation Single Room Occupancy Program for Homeless Individuals (SRO Program)	The SRO Program provides Section 8 rental assistance for moderate rehabilitation of buildings with single-room dwellings—designed for the use of an individual, that often do not contain food preparation or sanitary facilities—that will be rented by homeless people.	X			
HUD, Section 8 Rental Certificate Program	The Section 8 Rental Certificate program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Families apply to a local public housing authority (PHA) or administering governmental agency for a Section 8 certificate. The PHA pays the landlord the difference between 30 percent of the household's adjusted income and the unit's rent.	X			
HUD, Section 811 Supportive Housing for Persons with Disabilities	The Section 811 program provides grants to nonprofit organizations to develop and construct or rehabilitate rental housing with supportive services for very low-income persons with disabilities.	X	X		
HUD, Self-Help Homeownership Opportunity Program (SHOP)	SHOP provides funds for nonprofit organizations to purchase home sites and improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income families.	X	X		
HUD Shelter Plus Care (S+P)	Shelter Plus Care provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families.		X		
HUD, Supportive Housing Program (SHP)	SHP provides grants to develop supportive housing and services that will enable homeless people to live as independently as possible.		X		
HUD, Youthbuild	Youthbuild provides grants on a competitive basis to non-profit organizations to assist high-risk youth between the ages of 16 and 24 to learn housing construction job skills and to complete their high school education.	X	X		

Federal, Non-Recovery Programs for Housing and Community Development

Program	Program Description	Type of Assistance			
		Housing	Community Development	Economic Development	Transportation
IRS, Low Income Housing Tax Credit (LIHTC)	The LIHTC program is a tool form private developers and nonprofit entities to construct or rehabilitate affordable rental units. Federal tax credits may be used to obtain a dollar-for-dollar reduction in income tax liability for 10 years or to obtain equity for a project through syndication.				
NRCS, Conservation Programs	A variety of financial assistance programs is available for the conservation, improvement and sustainability of natural resources and the environment.		X		
RBS, Business Programs	Loans and grants are made to help build competitive businesses and cooperatives that can prosper in the global marketplace. To meet business credit needs in under-served areas, RBS Business Programs are usually leveraged with the resources of commercial, cooperative, or other private-sector lenders.			X	
RHS, Community Facility Loans	Guaranteed loans are made to construct, enlarge, or improve community facilities for healthcare, public safety, and public services, including the costs to acquire land needed for a facility, pay necessary professional fees, and purchase equipment required for its operation.	X	X		
RHS, Farm Labor Housing	Loans and grants enable farmers, public or private nonprofit organizations, and units of state and local governments to build, buy, or repair farm labor housing in either dormitory or multifamily apartment style.	X			
RHS, Home Improvement Loans and Grants	Loans and grants enable low-income rural homeowners to remove health and safety hazards from their homes and to make homes accessible for people with disabilities.	X			
RHS, Home Ownership Loans	Financing is provided with no down payment and at favorable rates and terms through direct loans with RHS or with loans from a private financial institution that is guaranteed by RHS for the purchase, construction, rehabilitation, or relocation of dwellings and related facilities for low- or moderate-income rural persons.	X			

Federal, Non-Recovery Programs for Housing and Community Development

Program	Program Description	Type of Assistance			
		Housing	Community Development	Economic Development	Transportation
RHS, Housing Preservation Grants	Grants help low-income homeowners repair and rehabilitate their homes. Rental property owners can use them to repair and rehabilitate their units if they agree to make such units available to low-income families.	X			
RHS, Housing Subsidies	Funds are available to help subsidize monthly mortgage and rental payments, limiting these costs to no more than 30% of the adjusted monthly income of the applicant. These subsidies can be used with the home ownership, rural rental and farm labor programs.	X			
RHS, Rural Rental Housing Loans	Rural Rental Housing loans are made to finance building construction and site development of multifamily living quarters for people with low, very low and moderate incomes.	X			
RHS, Self Help Housing Loans	Self-Help Housing Loans help groups of six to ten low-income families build their own homes by providing materials and the skilled labor they cannot furnish themselves. The families must agree to work together until all homes are finished.	X			
RHS, Site Loans	Site loans are used to buy adequate building sites for development of a desirable community by private or public nonprofit organizations.			X	
RUS, Water and Waste Disposal Programs	Direct and guaranteed loans are made to develop water and wastewater systems, including solid waste disposal and storm drainage, in rural areas and to cities and towns with a population of 10,000 or less.	X	X		
SBA, Business Loans and Guarantees	Financial, technical and management assistance is provided to help people start, run, and grow small businesses. SBA also assists in the government's disaster relief efforts by making low-interest recovery loans to both homeowners and businesses.			X	
WIA, Workforce Investment Act	Financial assistance to businesses for incumbent worker training, customized training, wages during on-the-job training, WorkKeys® job profiling; Rapid Response assistance for employees faced with downsizing; and financial assistance to individual training			X	

ATTACHMENTS

This page intentionally left blank.

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing: The State will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the state, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan: It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace: It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about:

    a) The dangers of drug abuse in the workplace;

    b) The grantee's policy of maintaining a drug-free workplace;

    c) Any available drug counseling, rehabilitation, and employee assistance programs; and

    d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph I that, as a condition of employment under the grant, the employee will:

    a) Abide by the terms of the statement; and

    b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –

    a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

    b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying: To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraphs I and 2 of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

ATTACHMENTS – STATE CERTIFICATIONS

Authority of State: The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan: The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3: It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Bonnie Summers — 2-14-11

Signature/Authorized Official — *Date*

Assistant Director, Federal Programs

Title

SPECIFIC CDBG CERTIFICATIONS

The State certifies that:

Citizen Participation: It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is or will be following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments: It has or will comply with the following:

1. It has consulted with affected units of local government in the non-entitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification: It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low income and moderate income families, and the activities to be undertaken to meet these needs.

Community Development Plan: Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objectives of Title I of the Housing and Community Development Act of 1974, as amended. (See 24 CFR 570.2 and 24 CFR part 570)

Use of Funds: It has complied with the following criteria:

1. ***Maximum Feasible Priority.*** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. ***Overall Benefit.*** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2011, 2012, and 2013 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. ***Special Assessments.*** The state will require units of general local government that receive CDBG funds to certify to the following:

    a) It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

    However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

    b) It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force: It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

ATTACHMENTS – STATE CDBG CERTIFICATIONS

Compliance With Anti-discrimination laws: The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Compliance with Laws: It will comply with applicable laws.

Bonnie Ammons — 2-14-11

Signature/Authorized Official — *Date*

Assistant Director, Federal Programs

Title

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 3 1, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

South Carolina Department of Commerce
Grants Administration
1201 Main Street, Suite 1600
Columbia, SC 29201

Check_____ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

   "***Controlled substance***" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308. 11 through 1308.15);

   "***Conviction***" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

   "***Criminal drug statute***" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

   "***Employee***" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

STATE OF SOUTH CAROLINA

Community Development Block Grant

2011 PROGRAM DESCRIPTION

Program Year 2011

April 1, 2011 – March 31, 2012

SOUTH CAROLINA DEPARTMENT OF COMMERCE GRANTS ADMINISTRATION

State of South Carolina
Department of Commerce
Grants Administration

1201 Main Street, Suite 1600
Columbia, South Carolina 29201

Phone: (803) 734-0429
Fax: (803) 734-0385
TDD: (803) 734-1046

www.sccommerce.com

Table of Contents

Overview 1
CDBG Program Goals and Outcomes 1
National Objectives 2
Eligible Applicants 3
Types of Applications 3
Eligible Activities 4
General Requirements 5
Access to State Records and Program Information 6
Funding Distribution 7
Distribution of Additional Allocations, Reallocated, Recaptured and Remaining Funds 8
Program Income 8
Grant Program Categories 9
- Community Development Programs 10
  - Community Infrastructure 10
  - Community Enrichment 11
  - Village Renaissance Program 12
  - Ready to Go Program 14
- Business Development Program 22
- Regional Planning Program 26

POLICY OF NON-DISCRIMINATION

The State of South Carolina does not discriminate on the basis of age, race, color, religion, sex, national origin, disability or familial status in the admission or access to, or treatment or employment in, its federally assisted programs or activities. Dick Scott, Department of Commerce, Grants Administration, 1201 Main Street, Suite 1600, Columbia, SC 29201, Phone (803) 734-0429 (VOICE) or (803) 734-1046 (TDD), has been designated to coordinate compliance with the non-discrimination requirements of the CDBG program.

Overview

The South Carolina Community Development Block Grant (CDBG) Program is designed to provide assistance to units of general local government in improving economic opportunities and meeting community revitalization needs, particularly for persons of low and moderate income. The CDBG program has been funded through the State since 1982 by the U.S. Department of Housing and Urban Development (HUD) under the Housing and Community Development Act of 1974, as amended (Title I).

The CDBG program is governed by Title I of the Housing and Community Development Act of 1974, as amended, and its implementing regulations for the State Program at 24 CFR Part 570, Subpart I. All CDBG activities must be carried out in accordance with the requirements of Title I, Subpart I, the State Consolidated Plan and this Program Description.

Grants Administration, a division of the SC Department of Commerce, administers the annual allocation from HUD for the CDBG program. Throughout this Program Description, the term "State" generally refers to the entity administering the CDBG program, i.e., Grants Administration.

In the following sections, a description of the State of South Carolina's CDBG Program is presented along with the amount of funds available and the method of distribution of those funds. Also presented are the categories of grants to be made available, selection criteria, eligible activities, and the eligibility requirements for applicants.

The State will conduct workshops to assist local governments and other interested parties in the preparation of grant applications and the administration and management of funded projects in accordance with program requirements. In addition, the State is available to provide technical assistance to local governments and non-profit organizations regarding the CDBG program.

CDBG Program Goals and Outcomes

The Department of Commerce seeks to improve the well-being of all South Carolinians in a manner that supports and enhances a high quality of life. The State CDBG Program supports the agency’s efforts to strengthen communities through revitalization and improvement of neighborhoods, public infrastructure, and the local economy.

In an effort to effectively target resources and ensure program accountability, the CDBG program has incorporated a focus on project outcomes. Shrinking resources on the national and state levels require that programs provide concrete evidence that their investments are resulting in the desired outcomes.

The three overarching goals of the CDBG program are to provide decent housing, economic opportunities and a suitable living environment. Within the context of these goals, each project must also meet one of three outcomes identified by HUD: affordability, accessibility, or sustainability.

National Objectives

Each activity must address at least one of the three National Objectives of the CDBG program: (1) benefit low and moderate income ("LMI") persons, (2) aid in the prevention or elimination of slums and blight, and (3) meet other urgent community needs posing a serious threat to the health or welfare of the community, where other financial resources are not available to meet such needs. The South Carolina CDBG Program has been designed to give maximum priority to activities that will benefit LMI persons. As required by Title I, the State of South Carolina is certifying to HUD that at least 70 percent of the total CDBG funds received by the State during the three year period from 2011 through 2013 will be used to provide benefits to persons from LMI families.

For activities that address benefit to LMI persons, at least 51 percent of the beneficiaries must be from LMI families, except that single-family housing activities must benefit 100 percent LMI. The definition of LMI used in the State's CDBG program is as follows:

> Non-metropolitan counties
> Low and moderate income levels will be determined by eighty percent (80 percent) of the higher of the following: The median family income for the county of residence or the statewide non-metropolitan median family income, whichever is higher.
>
> Metropolitan counties
> Low and moderate income levels will be determined on the basis of eighty percent (80 percent) of the entire Metropolitan Statistical Area (MSA) median family income.

HUD adjusts median family income levels for family size. The State will provide CDBG applicants and recipients with the latest available HUD data, and this must be used to determine which persons qualify at the time of assistance as being from low and moderate income families. When conducting limited clientele activities, the following persons are also presumed to be LMI by HUD (absent evidence to the contrary): abused children, elderly persons, battered spouses, homeless persons, severely disabled adults, illiterate adults, migrant farm workers, or persons living with AIDS.

Applications that address the third national objective of imminent threat to the health or welfare of the community must comply with the requirements shown below:

- Applications must contain a certification of imminent health threat from the Commissioner of the South Carolina Department of Health and Environmental Control (DHEC), or the Governor must have made a declaration of emergency.

- Conditions which pose a serious and immediate threat must be of recent origin or must have recently become urgent. A condition will generally be considered of recent origin if it developed or became critical within eighteen (18) months preceding the submission of an application. The application may not address conditions that have become serious due to a lack of maintenance of an existing facility or improvement.

- The applicant must demonstrate that it lacks the resources to effectively address the imminent threat and other sources of funding are not reasonably available.

Eligible Applicants

Under Title I, all units of general local government are eligible to apply for CDBG financial assistance with the exception of the ten large cities and six urban counties that participate in the CDBG Entitlement program and receive CDBG funds directly from HUD. The ineligible cities include: Aiken, Anderson, Charleston, Columbia, Florence, Greenville, Rock Hill, Spartanburg, Summerville and Sumter. The unincorporated areas of the following urban counties are also not eligible: Charleston, Greenville, Horry, Lexington, Richland, and Spartanburg. Some of the municipalities within these counties are included in the HUD urban county designation and some are not. For an eligibility determination, please contact the urban county or the state.

For any application to be considered for funding, the applicant must comply with the requirements of this Program Description as well as applicable federal regulations and state requirements and submit a complete and acceptable application.

Types of Applications

Individual Application

A unit of local government generally may apply for only one project per application and funding category, and that project must be designed to address an identified priority need of the jurisdiction. The single project requirement may be waived if Grants Administration determines that there is an overriding administrative and/or cost benefit to undertaking separate projects under one grant or program. Unless a project is being conducted in phases, there should not be multiple applications to benefit the same target area or persons through the same activity.

Joint Application

Eligible applicants may apply jointly for projects to alleviate common problems or address mutual need(s) when it is documented that mutual action is required or when it is in the best interests of all applicants. The necessity or appropriateness for mutual action must be acknowledged by Grants Administration prior to the submission of an application.

A joint application will be funded as a multi-jurisdictional award and must include an agreement written in accordance with HUD and Grants Administration procedures which:

- States that the parties have agreed to cooperate in undertaking the project,
- Delineates the responsibilities and authorities of each party with respect to the administration of the grant, and
- Authorizes one of the parties to be the recipient of the funds and have primary administrative responsibility.

Applicants proposing to submit joint applications should contact Grants Administration for further instructions. The lead jurisdiction in a joint application must comply with program

threshold requirements. Each participating jurisdiction is required to comply with all citizen participation requirements and other Title I requirements, as applicable, and to submit certifications with the application.

Applications for Areas Outside Municipal Jurisdiction

Activities must significantly benefit residents of the applicant jurisdiction and the applicant must determine that the activities will meet a priority need. This determination should be documented in the needs assessment and public hearing. For an activity to significantly benefit the residents of the applicant jurisdiction, CDBG funds expended must not be unreasonably disproportionate to the benefits of the applicant's residents. Where mutual action is required, a County may apply jointly with a municipality to address the needs of areas outside the jurisdiction of a municipality. It is also permissible for a County to undertake a project in a municipality without meeting the requirements of a joint application, since the County's jurisdiction includes the municipality.

Applications Involving an Entitlement Jurisdiction

Generally, state CDBG funds may not be spent in entitlement communities. Residents of entitlement jurisdictions may only receive an incidental benefit from a state CDBG funded activity. For projects submitted by eligible State CDBG program applicants that also incidentally benefit entitlement areas:

- The applicant must determine that the proposed activity meets a priority need,
- All but incidental beneficiaries must be documented as residing in the non-entitlement area,
- The project must be consistent with the Entitlement's Consolidated Plan, and
- The Entitlement may be required to provide a share of the total project cost equal to the proportion of Entitlement benefit.

Single or Multiple Activity Projects

Applications may be submitted for single or multiple activity projects, depending on the program category. For the Community Development Program, multiple activity projects may only be undertaken in a target area or neighborhood, and all activities must be interrelated. The needs of the neighborhood being addressed should be included in the applicant's needs assessment and the proposed outcome of the activities should determine the appropriate program category. It is recommended that applicants proposing multiple activities seek technical assistance from Grants Administration staff prior to applying for funding.

Eligible Activities

Units of local government may apply for assistance under the appropriate grant program category to undertake any of the activities specified in Section 105(a) of Title I, as amended. A copy of Title I, as amended, is available from the State.

Examples of the types of activities that are eligible for CDBG funding are as follows: acquisition of real property; construction of, or improvements to, public works and facilities; rehabilitation of public and private property; code enforcement in deteriorating areas where other public improvements and services are expected to arrest the decline of an area; lead-based paint hazard evaluation and reduction; assistance to facilitate and expand home ownership for low and moderate income persons; provision of public services; housing services; assistance to neighborhood-based non-profit organizations, local development corporations or other similar entities to carry out community revitalization or economic development activities; demolition and clearance; removal of architectural barriers; relocation payments and assistance for displaced individuals and businesses; provision of appropriate assistance to private, for-profit entities to carry out economic development projects; assistance to micro enterprises; and CDBG eligible planning and administration.

General Requirements

Applications

In order to be considered for CDBG funding, units of local government must submit an acceptable application that meets all federal and state program requirements. A local government may obtain an application by submitting to Grants Administration a written request from the chief elected or chief administrative official of the local government. The Application Request contains a brief description of the proposed project, the number of proposed beneficiaries and an estimate of the percentage of beneficiaries who are LMI (if appropriate), the project location, total project costs, all funding sources, the amount of CDBG funds to be requested and the proposed use of such funds. Grants Administration may request a meeting with the potential applicant or conduct a site visit to determine eligibility and feasibility prior to mailing an application. Deadlines for applications to be submitted for consideration are specified in each program category described in this Program Description or as indicated when the application is mailed to the applicant.

Citizen Participation

Units of local government wishing to participate in the CDBG program must provide for participation by citizens in the planning and implementation of any project involving CDBG funds. Units of local government are required to develop and follow a written citizen participation plan, to conduct a community needs assessment to identify the community revitalization and economic development needs of the local government and LMI persons, and to hold public hearings regarding these identified needs and proposed and completed activities in accordance with the federal and state program requirements and guidelines.

Performance Thresholds

In order to participate in the CDBG program, a unit of local government must be able to meet certain performance threshold requirements for CDBG funds previously awarded. These requirements are detailed in the descriptions of each grant category in this Program Description. Grants Administration may waive the threshold requirements where circumstances beyond the control of the applicant were directly responsible for such requirements not being met or in the

event of an urgent and compelling need for immediate assistance, such as an imminent health threat to the public.

Certifications and Disclosures

All applicants for funding under the State CDBG program are required to provide certification of compliance with the provisions in Title I and other applicable federal and state laws and regulations. Applicants must also provide disclosures regarding the amount of assistance sought from Grants Administration and other government entities during the federal fiscal year, the financial interests of persons involved in the activities, the sources of funds to be made available for the activities and how such funds will be used as well as any known, potential conflicts of interest.

Residential Anti-displacement and Relocation Assistance Plan

The State certifies that it will undertake activities that minimize the displacement of persons or businesses. CDBG funds should not be used to carry out activities that result in displacement unless there is a public health or safety threat. Local governments must also make such certification and must demonstrate that there are no other feasible alternatives.

Section 104(d) provides that a grant funded under CDBG may be made by the State only if the applicant certifies that it is following a "residential anti-displacement and relocation assistance plan" (the Plan). The Plan must contain at least two components: (l) a requirement to replace all LMI dwelling units that are demolished or converted to a use other than LMI housing as a direct result of CDBG assistance; and, (2) a relocation assistance component (which also addresses the applicant's efforts to minimize the displacement of persons). Both components must meet the HUD requirements at 24 CFR 570.488.

Grants Administration will not require the Plan to be submitted with an application unless CDBG activities that would involve the Plan are proposed to be undertaken. The State CDBG Program Implementation Manual provides guidance on the preparation of the Plan.

Application Assistance

The state publishes Application Guidelines and annually provides technical assistance to help potential applicants in applying for CDBG funding. The Application Guidelines are included on the website at www.sccommerce.com

Access to State Records and Program Information

The procedures for the review of State CDBG records are in accordance with the Freedom of Information and Privacy Acts. Records related to the use of CDBG funds administered by the State are available for public review upon request at the SC Department of Commerce, Grants Administration, 1201 Main Street, Suite 1600, Columbia, SC 29201 between 8:30 a.m. and 5:00 p.m., Monday through Friday. Persons wishing to review such records or who would like additional information on the CDBG program should contact Grants Administration, Phone: Voice (803) 734-0429/ TDD (803) 734-1046.

Funding Distribution

The State of South Carolina's 2011 CDBG allocation is $20,112,730. The funds will be distributed as follows (the italicized amounts are breakdowns of the Community Development Program amounts). The State may issue contingent grant awards or commitments to local governments in the event the CDBG funding allocation from HUD is delayed.

Category	Amount
Community Development Programs	$16,909,348
■ *Community Infrastructure*	*$6,909,348*
■ *Community Enrichment*	*$2,000,000*
■ *Village Renaissance*	*$7,000,000*
■ *Ready to Go*	*$1,000,000*
Business Development Program	$ 2,000,000
Regional Planning Program	$ 500,000
State Technical Assistance (1%)	$ 201,127
State Administration (2% of allocation + $100,000)	$ 502,255
Total 2011 CDBG Allocation	**$20,112,730**

Up to ten percent may be reallocated among any of the grant categories to address the State's program priorities and local needs as identified by the Secretary of the Department of Commerce. In the event of a federal or state declared disaster or emergency, up to ten percent of the State's unobligated allocation may be reallocated to address the needs of the disaster consistent with Title I. Any requirements, thresholds, or limits may be waived at the discretion of the State in the event of a disaster. Priority consideration will be given to projects that address the immediate needs of LMI persons as a result of the disaster. Requests for housing assistance as a result of the disaster should address only LMI households.

Administration and Technical Assistance

The State may not use more than twenty percent of the total annual allocation for planning and general administrative costs carried out by units of local government and the State. Section 811 of the Housing and Community Development Act of 1992 includes a provision that allows the State to use one percent of its allocation to provide technical assistance to local governments and non-profit program recipients. The State intends to use such funds to provide technical assistance to units of local government, non-profits, and other interested parties on community and economic development issues. There will be an emphasis on the provision of technical assistance for local governments.

Assistance will include one-on-one advice and guidance, training workshops and manuals, and best practices exchanges. On-site assistance will be provided for identification of community needs, planning, project development, project implementation and meeting federal and state program compliance requirements. Funds will also be used to conduct workshops to assist interested parties in applying for and implementing CDBG funded projects.

Distribution of Additional Allocations, Reallocated, Recaptured and Remaining Funds

Additional allocations are any funds HUD adds to the State's original grant award for any given year. Reallocated funds are those funds that HUD has recaptured from a grantee and reallocated to the State. Recaptured funds are funds the State receives back from a grantee as a result of disallowed costs, deobligation or termination of CDBG funding.

Remaining funds consist of any funds that have not been awarded at the completion of a program category funding cycle, or one year after such funds were granted to the State, or at the time the State is awarded its next regular allocation by HUD. This may occur due to an insufficient number of acceptable applications being received by the State in a particular funding category or as a result of insufficient funds remaining in a funding category to fully fund another acceptable application.

It is estimated that approximately $8 million in such funds may be available for distribution. At the discretion of Grants Administration, any additional allocations, reallocated, recaptured or remaining funds described in this or any prior year's Program Statement or Description may be awarded in any grant category described in this Program Description or the applicable prior year's Program Statement or Description. Generally such funds will be awarded in the program categories where applications for eligible and fundable projects exceed available funds. Under unusual circumstances, Grants Administration may consider a waiver of any CDBG program requirement set by the State and may use any available funds for projects that are determined to meet urgent or compelling needs or for pilot projects where the Secretary of the Department of Commerce determines it necessary to implement the objectives of the Department of Commerce, within HUD requirements.

Program Income

The State will require that units of local government, unless the conditions of the grant award state otherwise, return to the State all program income from activities carried out with CDBG funds. All program income returned to the State will be administered in accordance with the provisions of this Program Description and applicable federal and state regulations and statutes.

Program income to be received by the State, as a result of a loan made by JEDA under the CDBG Revolving Loan Fund, will continue to be collected by JEDA unless otherwise designated by the SC Department of Commerce. On a quarterly basis, JEDA will transfer these funds to the Department of Commerce for distribution. Any program income received by the State will be treated as recaptured funds and distributed in accordance with the provisions in this Program Description. The State anticipates receiving approximately $65,000 in program income this year from JEDA.

Under the provisions of Title I, the State is obligated to waive the requirement for the return of program income to the State when the unit of local government will use that income to carry out the same activity that provided the income, provided that other HUD and State administrative requirements will be met. Examples of the same activity would be: using program income resulting from the repayment of a loan made to a business to make another loan, and using program income resulting from housing rehabilitation activity to establish a revolving loan fund to carry out additional housing rehabilitation.

Each CDBG application must contain a program income plan, whether income will be received or not. The State will require that all program income derived from CDBG funds be returned to the State unless the recipient requests retention of program income to be used for the same activity. Program income plans must be approved by the local governing body and signed by the chief executive official of the local government. Program income plans are to be submitted at the time of grant application and will be considered on a case-by-case basis. If the plan submitted with the application is acceptable, the approval of the grant is indication that the program income plan has been approved. However, if the plan is incomplete, unacceptable or not included, the grant award will be conditioned to require submission of an acceptable program income plan.

Program income, whether returned to the State or retained at the local level, may be included in the total amount of funds from which the State may take up to two percent for State CDBG program administrative costs.

Grant Program Categories

Below is a description of the types of grants available to address the objectives of the State's CDBG program and the methods of distributing funds for these categories. Each category includes a description of the objectives, requirements, grant amounts, funding limits, matching requirements and the selection process. There are three broad grant program categories: Community Development, Business Development, and Regional Planning. The Community Development Program is further broken down into several subcategories to address infrastructure, community facilities, and neighborhood priorities.

Grants Administration will perform due diligence in reviewing each application for feasibility, fundability, and compliance with program requirements. Site visits will be conducted as necessary to verify information contained in the application. Applicants should have the individuals responsible for writing the application, as well as those individuals who are most familiar with the project area available during the site visit, if requested. The applicant should ensure that the application is internally consistent and that all numbers are correct prior to submission.

Grants Administration reserves the right to prescribe revisions in project proposals if activities prove to be CDBG ineligible, do not address program initiatives, or are not necessary project components; if proposed project costs are determined to be unacceptable, e.g., costs exceed CDBG requirements; or if there is not enough funding available to fully fund the request. Additionally, projects should not be submitted for consideration if there is local controversy regarding the activities or proposed outcomes.

Community Development Programs

Total Funds: $16,909,348

Description

This program is designed to produce outcomes that improve citizens' quality of life and create a competitive environment for jobs and investment by addressing priority community development needs. Communities must demonstrate how they are ensuring healthy and safe neighborhoods. The grants will especially improve quality of life for distressed and LMI communities. Community Development projects will compete within the following subcategories that have the same general submission requirements, except that the Ready to Go Program will not be funded in a competitive funding round. Applications for this program will be considered eligible once all required application information is received and if they qualify for the minimum score using the non-comparative scoring criteria of the Community Development Programs. All other Community Development requirements will apply.

Community Infrastructure

Funds Available: $6,909,348

Grant Maximum: $500,000*
Grant Minimum: $50,000

* Waivers of the grant maximum up to $1,000,000 will be considered based on an urgent and compelling need, regional solutions, system-wide improvements (i.e., treatement plant), leveraging and a reasonable CDBG cost per beneficiary of $10,000 per household or less. A written waiver request explaining the rationale must be submitted for consideration with the application request.

Outcome and Priorities

A Community Infrastructure application must contribute to creation of healthy and sustainable residential communities through water, sewer, roads, drainage or other activities that address one or more of the priorities listed in order of importance:

1. Significant improvements to existing infrastructure to address health concerns, meet required quality standards and ensure community sustainability
2. Projects that result in a more viable regional infrastructure solution or that provide new access to services near business centers where it is cost effective to address a documented health threat
3. Upgrades to infrastructure to address quality standards or provide new services where it is cost effective to address a documented health threat

Community Enrichment

Funds Available: $2,000,000

Grant Maximum: $500,000 *
Grant Minimum: $50,000

* Waivers of the grant maximum up to $1,000,000 will be considered based on an urgent and compelling need, regional solutions, leveraging and a reasonable CDBG cost per beneficiary of $10,000 per household or less. A written waiver request explaining the rationale must be submitted for consideration with the application request.

* Due to federal caps on public services/equipment, the number and amount of grants for this purpose may be limited.

Outcome and Priorities

This program is designed to fund facilities, services and other activities that strengthen existing communities and support a high quality of life within the following state priority areas:

1. Workforce development
2. Safe and healthy communities
3. Obstacles to economic competitiveness

Project investments will result in more sustainable development opportunities that contribute to the long term vitality of communities and business centers. Activities must have the broad support of local businesses. Generally, buildings must be owned by the local government. Long term financial viability of the facilities/services will be carefully reviewed to ensure that it does not add an undue, new operating burden on local taxpayers.

A variety of activities are eligible but consideration for funding will be based on state priorities listed below and in the Community Development Selection Criteria:

- First priority - Workforce Development
  - Libraries – facilities or computer equipment with broadband capability to enhance skills training and education
  - Workforce Quick Jobs Training Centers - facilities or equipment for skills training and development
  - Publically owned facilities (non school facilities) that offer extended educational opportunities for at risk LMI children or youth
- Second priority – Safe and Healthy Communities
  - Public safety facilities and services in LMI neighborhoods - police substations, multi-service centers designed to address crime risk factors
  - Demolition of vacant, dilapidated structures to address and support crime prevention efforts in targeted LMI neighborhoods

- Firefighting facilities or equipment serving LMI residential areas that provide a significant improvement in service for in town locations or near business centers
- Health clinic facilities or equipment in underserved areas

- Third priority - Obstacles to Economic Competitiveness
  - Public facilities modifications to ensure accessibility for disabled persons or for energy efficiency improvements for CDBG eligible public facilities that will significantly reduce operating burdens and promote sustainability (i.e., replacing windows, upgrading HVAC, etc)
  - Brownfield projects or demolition of obsolete buildings
  - Building re-use/ conversion of existing, vacant buildings served by existing infrastructure to new eligible uses, so long as the project does not add undue operating expenses on existing taxpayers
  - Downtown streetscape infrastructure where there is significant business activity and substantial prior investments. Projects must include a plan for retail/small business support.
  - Transportation-oriented public facilities or services to serve LMI workforce populations
  - Planning for regional infrastructure, smart growth or sustainable development (subject to a cost reasonableness cap)

Equipment for public service activities must be for new or expanded services and generally associated with a significant capital investment in facilities. Only major pieces of equipment that have a durable life of five years will be considered for funding.

Village Renaissance Program

Funds Available: $7,000,000

Grant Maximum: $500,000
Grant Minimum: $50,000

Outcome
This program is primarily designed to assist in the development of sustainable communities through revitalization of in-town residential neighborhoods. Projects must incorporate comprehensive strategies for linking commercial revitalization successes with improvements to neighborhoods that are generally adjacent to downtown or business centers. Such neighborhoods should be within walking distance to downtown or business centers (typically no more than ½ mile from the downtown or business center). A local government may address no more than one neighborhood at a time.

Each project should involve a five year, three phased program of planning and implementation that may be funded with CDBG and/or other funds. Phase 1 requires a neighborhood revitalization plan. Phases 2 and 3 involve activities designed to implement the revitalization plan.

Phase 1

The targeted neighborhood must submit an acceptable comprehensive revitalization plan that involves neighborhood residents in identifying needs and solutions. If a neighborhood revitalization study has not been previously undertaken, the local government may apply for a maximum of $25,000 to conduct a study that sets out a realistic plan for implementation of CDBG eligible activities in two possible grant phases of 24 months each. Planning activities must be concluded within one year and bring projects to a "ready to be implemented" stage with all preliminary work completed. Plan elements must include but are not limited to:

- Comprehensive needs assessment and prioritization
    - Land use and housing existing conditions
    - Infrastructure and public facilities existing conditions
    - Public services (police, fire, health, education)
- Comprehensive strategies for revitalization that guide investments to achieve the following outcomes
    - Improve neighborhood involvement and interaction
    - Provide safety and neighborhood pride
    - Address infrastructure and public facilities needs
    - Identify in fill housing opportunities
    - Improve physical appearance and property values
    - Promote sustainability and conservation
- General cost estimates for plan activities and PER cost estimate for CDBG eligible activities
- Analysis of acquisition requirements - title search, surveys
- Complete ERR for all revitalization activities (good for 3 years)
- LMI survey determination
- Roles and responsibilities –neighborhood and local government involvement and commitment in planning and implementation
- Time frame for phased implementation activities

The neighborhood revitalization plan will be reviewed, and through negotiation with GA, activities to be funded by CDBG in the next phase will be identified in an application to be submitted and approved without further competition. The next phase application must be submitted concurrently with the close out package for the previous phase.

Phase 2

If there is an acceptable existing neighborhood revitalization plan, an application may be submitted for the CDBG funded activities needed to implement the plan up to a maximum of $500,000. The application will be competitively ranked if it is not associated with an approved, phased Village Renaissance Program. If funded, activities will be identified through negotiation with Grants Administration. Activities must be completed and the project closed within a 24 month grant period.

Implementation of comprehensive neighborhood revitalization must involve multiple activities including a public safety component. Activities may include:

- Infrastructure - water, sewer, roads, drainage
- Public facilities- sidewalks, security lighting and cameras, police substation, technology, multi-service centers designed to address crime risk factors, walking trails, green space, landscaping
- Housing - infrastructure or other activities to support affordable or workforce housing; exterior only improvements including facades, minor repairs, energy efficiency improvements, handicap accessibility
- Demolition and clearance of vacant and dilapidated properties
- Public services - crime watch program, drug or gang education, awareness or prevention programs. Note: Services are limited to 15% of the CDBG project activity costs, must be new or expanded services, and applicant must commit to continue such services after the grant is closed without creating an operating burden on the local government.

Phase 3

If the grantee can document achievement of Phase 2 performance goals for beneficiaries, timely completion of activities and satisfactory program compliance then up to $500,000 may be requested in an application and will be approved without further competition to complete implementation of the revitalization plan. The next phase application must be submitted concurrently with the close out package for the previous phase. Activities to be undertaken in Phase 3 will be negotiated and awarded by Grants Administration based on the approved revitalization plan.

Ready to Go Program

Funds Available: $1,000,000

Grant Maximum: $500,000*
Grant Minimum: $50,000

* Waivers of the grant maximum up to $1,000,000 will be considered based on an urgent and compelling need, regional solutions, system wide infrastructure improvements (i.e., treatement plant), leveraging and a reasonable CDBG cost per beneficiary of $10,000 per household or less. A written waiver request explaining the rationale must be submitted for consideration with the application request.

Outcome

This program is designed to stimulate the local economy by addressing urgent or compelling community needs and encouraging the timely implementation of CDBG eligible projects. The project requires an upfront investment of local and other funds for planning, project design and permitting that is substantially equivalent to the required 10% local match.

The project must be an eligible public facility improvement under the Community Infrastructure or Community Enrichment program. All required project activities leading up to bidding must be complete prior to submission of the application including but not limited to: project design,

environmental review, acquisition and permits. CDBG funds may only be used for construction. Local and other funds must be used for pre-bid activities and will count toward the match requirements of the program. Projects must be advertised for bid within 60 days of grant award.

Applications will be accepted on an ongoing basis and funding will occur throughout the year, based on funding availability, when all application documentation has been received. No grant award will be made until evidence is submitted that all pre-bid activities are complete. Projects will be reviewed using the non comparative scoring factors as listed in the Community Development Program Selection Criteria section. The project must obtain a minimum score of 150 points to be considered eligible for funding. In the event there are more eligible applications than funds available, the highest scoring eligible projects will be funded Application requests that do not meet all program requirements may be considered in the appropriate competitive program.

Community Development Program Requirements

A unit of local government, filing individually or as a lead applicant, may submit only one application per Community Development Program category. A Community Development Program project may consist of one primary activity and associated activities as appropriate and necessary to implement the primary activity in one or more eligible target areas, or a project may consist of multiple activities which address priority needs in one defined LMI neighborhood or target area.

The grant award limits for each category may be waived at the discretion of Grants Administration in order to provide the level of assistance required where other resources are not reasonably available to the unit of local government to address the need in a timely manner or where Grants Administration determines the amount is necessary and appropriate to achieve the State's CDBG Program objectives.

Performance Threshold

As a performance-based incentive, a unit of local government can apply for an additional Community Development grant if it has no more than two open CDBG grants (excluding CDBG-R, Business Development or Regional Planning grants). However, the open grants must not have exceeded a 30 month grant period.

There are additional program category threshold limits that apply:

- No more than one Village Renaissance project.
- No more than two Ready to Go projects.
- One Ready to Go project per program year.
- No more than one project for the same general target area/neighborhood open at the same time (unless a complete close out package is submitted prior to or with the next application.)

For threshold purposes, a grant is considered open if it is not programmatically closed at the time of application submission. The applicant must submit a request for waiver prior to or with the application request. At the discretion of Grants Administration, a performance threshold waiver may be considered only for the following reasons:

- There is an urgent or compelling need for immediate assistance, such as an imminent health threat to the public, or

- It is determined that lack of performance on an open grant is due to unavoidable circumstances or conditions beyond the control of the local government. If problems are determined to be administrative, the local government may be allowed to apply if a different grant administrator is responsible for the new application/project.

A unit of local government may not apply for Community Development funds if it has any open grant which has not been programmatically closed due to the local government's lack of compliance with significant programmatic or financial requirements of the program. A grant may not be awarded to a local government which has a serious, outstanding audit or monitoring finding involving the potential for significant monetary restitution or non-responsiveness on any previously funded CDBG grant.

Application Requests and Deadlines

Units of local government that are interested in applying for Community Development Programs must request an application from Grants Administration and provide a brief, written description of the proposed project, the proposed number of beneficiaries and an estimate of the percentage of beneficiaries who are LMI (if appropriate), the project location and map, total project costs, all funding sources, the amount of CDBG funds to be requested, and the proposed use of such funds. Signed application requests must be submitted by the chief elected or administrative official of the unit of local government by the application request due date. Application requests will be reviewed to determine whether the proposed project appears to meet eligibility, national objective and threshold requirements. Grants Administration may request a meeting with the potential applicant or conduct a site visit to determine eligibility and feasibility prior to mailing an application.

Community Infrastructure

Application Requests due:	**March 18, 2011 at 5:00 p.m.**
Applications due:	**April 18, 2011 at 5:00 p.m.**

Community Enrichment and Village Renaissance

Application Requests due:	**August 19, 2011 at 5:00 p.m.**
Applications due:	**September 19, 2011 at 5:00 p.m.**

Local Match/ Leveraging

CDBG projects are expected to leverage other public and private investments and serve as a catalyst for future development. Projects that traditionally have the greatest long term impact are those that have an investment by the community. Leveraging of CDBG funds is also considered a scoring factor in the selection of projects for funding.

There must be a 10% match of the total CDBG request, unless otherwise approved, which can come from a variety of committed sources including other, non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Any fees for low and moderate income hook up/connection to public water and sewer must be waived or paid with non-CDBG funds, and may be considered part of the local match requirement.

The required match must be for activity costs directly related to the CDBG project. The state must approve in advance any proposed match (except application preparation or environmental review costs) that has been spent prior to application submission for all projects except Ready to Go. With prior written approval, the match may be used for acquisition, engineering design or permitting prior to the submission of the application. This is encouraged so that projects are construction ready.

The match requirement may be modified or waived by Grants Administration upon written request and after consideration of the following minimum factors: the nature of the project, the need being addressed, local financial capacity and the availability of other resources. Grants Administration may request financial and other information as may be needed to make a determination. It is unlikely that a 100% waiver will be approved since match can come from a variety of sources.

Selection Process

Grants Administration will review all of the applications it receives for completeness and eligibility of activities under federal and state guidelines. Applications will also be reviewed based on the following factors to determine fundability and feasibility of the project:

- Appropriateness of the technical design given the size and resources of the community and the complexity of the problem
- Project is ready to start

Applications that are incomplete or contain significant problems, deficiencies or discrepancies, such that a determination of the viability or fundability of the project cannot be readily determined, will not be considered and will be returned to the applicant. Projects which are locally controversial will not be considered feasible until the controversy is satisfactorily resolved. Clarifications to the application which are requested by Grants Administration must be submitted within the timeframe specified and must be acceptable to Grants Administration. Failure to adequately respond within the timeframe will result in the application being returned to the applicant.
An on-site review of the proposed project may be conducted as necessary to verify information in the application. Upon completion of the feasibility and fundability review, applications will be evaluated and scored based on the following Selection Criteria.

Community Distress 5%

- (All projects) Projects will be assigned a score from highest to lowest based on location in one of the Distressed county designations, as defined by the SC Department of Revenue for the purpose of determining Job Tax Credits
  - Distressed and Least Developed Counties = 3
  - Under and Moderately Developed Counties = 2
  - Developed Counties = 1

Severity of the Problem **10%**

- Degree that public health and safety is affected, if applicable, and
- Degree facilities/services are currently serving the community and the adequacy of the facilities/services, as applicable
  - Severe need = 3
  - Moderate need = 2
  - Slight need = 1

Citizen Participation **5%**

- Outreach efforts to low and moderate income citizens,
- Needs assessment is comprehensive and solicited from broad community,
- Project is top 3 priority need unless otherwise justified,
- Public hearings held according to requirements,
- Participation in hearings by broad community, and
- Local leadership, businesses and residents are committed to the project and there is no evidence of controversy or disagreement

Scores based on review of above factors:

- All requirements met and significant additional efforts and participation = 3
- Above minimum effort but additional effort or participation limited = 2
- Minimum requirements met = 1

Level of Effort **5%**

- Return on CDBG investment ratio compared to all projects
  - Rank ordered and assigned points in logical increments

Feasibility **20%**

- Effective project planning addresses all aspects of project and outcomes are achieveable
  - Long term, viable solution to the problem
  - Past efforts to solve problem and develop plans for implementation, and
  - Alternatives considered and best solution being implemented, and
  - Cost estimates current, appear reasonable, all necessary costs included, and
  - All project resources are available in a timely manner, and
  - Project is eligible and all qualifying households determined and committed

Scores based on review of above factors:

- Effective project planning and ability to achieve outcome with resources available in a timely manner = 3
- Some concerns which impact ability to achieve outcome in a timely manner = 2
- Significant issues which impact ability to achieve outcome in a timely manner = 1

Readiness to Proceed **5%**

- Readiness to proceed with project if awarded
  - Environmental review submitted to GA
  - Site control (if applicable)
  - Engineer/Architect procured
  - Design complete

Scores based on review of above factors:

- One point will be assigned for each of the above activities completed, up to a maximum of three points

Cost/Benefit **5%**

- CDBG cost/benefit ratio compared to all projects
  - Rank ordered and assigned points in logical increments

Beneficiaries **5%**

- Total persons benefiting (**2.5%**)
  - Rank ordered and assigned points in logical increments
- LMI % benefiting (to be scored regardless of the national objective) (**2.5%**)
  - 100-85 = 3
  - 84-65 = 2
  - 64-51 = 1

Outcome **15%**

- Implements a comprehensive plan for revitalization or development
- Provides new or improved access to public services or facilities
- Supports healthy and safe neighborhoods and community including crime prevention efforts in the area of assistance
- Contributes to overall community sustainability- economically or environmentally
- Acts as stimulus for additional investments

Scores based on review of above factors:

- Significant Impact = 3
- Moderate Impact = 2
- Lower Impact = 1

Project Sustainability **5%**

- Extent to which improvements can be maintained without creating new, undue tax burdens
  - Infrastrucure operating revenues as measured by annual rate per 6,000 gal / median household income for applicant

- Rank ordered and assigned points in logical increments
- Budgets and market studies indicate ability to sustain improvements and does not result in new, undue operating burden

Scores based on review of above factors:

- Ability to maintain documented = 3
- Some ability = 2
- Limited ability = 1

State Priorities 10%

- Extent to which project proposes to address identified state priorities as listed under each program category or as shown below.

Community Infrastructure, Community Enrichment and Ready to Go:

- First priority projects = 3
- Second priority projects = 2
- Third priority projects = 1

Village Renaissance:

- First priority projects located adjacent to a downtown with significant business activity = 3
- Second priority projects located in town or near business centers = 2
- Third priority projects located in unincorporated areas that would impact economic competitiveness = 1

Capacity 10%

First time applicant or previous recipient with grants closed over three years will receive maximum points.

Previous applicants - Performance on grants in last three years:

- Compliance with program requirements (monitoring and match commitment) **(3%)**
  - All requirements met on all applicable grants = 3
  - Requirements are generally met (minor issues) on all grants = 2
  - Significant requirements not met on 1 or more grants = 1
- Achieved program benefits **(3%)**
  - Total and LMI benefit numbers exceeded or on target for all grants = 3
  - Benefit reduced less than 10% = 2
  - Benefit reduced more than 10% = 1
- Timely completion of projects **(3%)**
  - All projects completed within 24 months = 3
  - All projects completed within 30 months = 2
  - All projects completed within 3 years = 1
- Timely submission of reports and information **(1%)**
  - All information submitted within required timeframes = 3
  - Average of less than 30 days late = 2
  - Average exceeds 30 days = 1

Applications will be scored against those submitted in the same program. For example, Community Infrastructure applications will be compared and scored against each other. The Selection Criteria will be rated and assigned a score from 1 to 3 where 3 = the best response, 2 = average, and 1 = less than satisfactory. Zero points may be awarded to a criterion if minimum program requirements are not addressed. The point assignment will be multiplied by the weight of each criterion to obtain a score. There is a maximum score of 300 points.

Grants Administration may utilize the expertise of other appropriate State agencies, such as the SC Department of Health and Environmental Control, the SC Budget and Control Board's Division of Local Governments, or the State Housing and Finance Development Authority in making a determination regarding the above factors. Grants Administration may request additional information from the applicant or other sources as necessary to evaluate the application and proposed project. Grants Administration reserves the right to negotiate or require changes in activities or funding in order to achieve program objectives. For water and sewer projects, the State may require that rates be adjusted to appropriate levels to ensure adequate funding for operation and maintenance or to facilitate borrowing a portion of project costs if such rate increases are reasonable and appropriate.

In the event of a tie where there are more applications under consideration for funding than there are funds available, preference will be given first to those applications addressing the highest state priorities and second, to those with the highest Outcome score. If there continues to be a tie the one that benefits the most LMI persons will be funded. The highest scoring projects determined to be fundable will be recommended to the Secretary of the SC Department of Commerce for funding based on the amount of funds available. Funds may be recommended for competitive projects that receive a minimum of 175 points. The Secretary will make final funding determinations based on a review of the projects utilizing the selection criteria and that best meet Department objectives.

Grants Administration may make commitments for funding from future rounds, or any additional allocations, reallocations, recaptured or remaining funds, to projects from this program year which are determined by the Secretary to meet Department objectives. Grants Administration may also make a commitment to a project and/or partially fund a project (i.e. for ERR, acquisition, engineering) that scores sufficiently but is not ready due to design, environmental or funding issues. Funding may come from this program year, reallocated or recaptured funds, or be contingent on future years' funding.

Business Development Program

Total Funds: $2,000,000

Outcome

This program provides financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy. Funding will be prioritized based on the following order:

1. New or expanding businesses tied to job creation
2. Area economic development activities not associated with job creation
3. New or expanding local businesses that provide essential goods and services in predominately LMI communities

Grant Amount

Grants and/or loans with performance requirements may be provided to assist new or expanding businesses that propose to create or retain jobs. The level of assistance will be based on an analysis of the needs of the business and the local government, the CDBG cost per job, and the amount of investment by the business. Projects must first qualify based on the actual need for assistance and do not automatically qualify for the maximum grant amount.

Maximum for job creation/retention:	$10,000 per job
Minimum:	$50,000
Maximum for area economic development:	$500,000
Minimum:	$50,000

Maximum for local goods and services:

- Service area less than 20% poverty or 70% LMI — $350 per LMI person
- Service area equal/more than 20% poverty or 70% LMI — $1,000 per LMI person

The maximum grant limit may be waived, by the Secretary of Commerce, where it is determined that the increased cost is appropriate and necessary to address state and local economic development needs as long as CDBG requirements will still be met. A waiver may be further considered in unique circumstances where the level of assistance is determined justified by the Secretary of Commerce based upon the overall impact of the project and where the necessary level of assistance cannot be met by other available resources in a timely manner.

Business Development Program Requirements

Applications for the Business Development Program must meet one of the three national objectives of the CDBG program. There is an emphasis on expanding employment opportunities for persons from LMI families. A unit of local government may apply at any time for a Business Development Grant and grants will be awarded throughout the year, as funds are available based on the funding priorities.

HUD regulations require that at least 51 percent of any jobs to be created and/or retained as a direct result of CDBG assistance be for persons whose total family income is low to moderate (LMI Jobs). Any business that will create or retain jobs directly as a result of any project undertaken with a Business Development Grant must provide a written commitment of the total number of jobs to be created or retained as a result of the grant funded activities. For new jobs, the employer must commit to hiring at least 51 percent of the employees from low and moderate income families. For jobs to be retained, the employer must establish that 51 percent of the jobs to be retained are, or within a reasonable time period will be, held by persons from LMI families. Where appropriate, Grants Administration will make a preliminary determination of the potential for LMI jobs to be created by reviewing the entry-level job skills, educational requirements, and job training opportunities to be provided and average wage. For retained jobs, there must also be clear and objective evidence that permanent jobs would be lost without the CDBG assistance. Jobs must be created within a reasonable time frame of the assistance, when the business becomes operational (generally 24 months from time of the assistance). Grants Administration may require a legally binding performance agreement which outlines repayment of a portion or all of the CDBG funds awarded for a project if the jobs creation/retention commitment and LMI hiring requirement is not met.

Generally, projects to support job creation through the location or expansion of retail and/or services type projects (shopping centers, truck stops, etc.) may only be considered in areas which qualify under HUD's presumption criteria for low and moderate income benefit or in predominately low and moderate income communities.

Grants Administration will not fund any project which involves the relocation of a business from another state, in accordance with HUD requirements, where there would be a significant job loss in the labor market area. Grants Administration also will not recommend relocation of a business from one jurisdiction to another within the State. The Secretary, in an exceptional circumstance, may waive this restriction where it is in the best interest of the State as a whole; e.g., where relocation is necessary to retain an existing business or to permit significant expansion of employment and such relocation will not have substantial negative impact on the local economy and employment.

Performance Thresholds

At the discretion of Grants Administration, a grant may not be awarded to local governments which have a serious, outstanding audit or monitoring finding related to any previously funded CDBG grant where the grantee has not been responsive and/or there is the potential for significant monetary restitution.

Application Requests and Deadlines

The chief elected or administrative official of the unit of local government must request applications for Business Development assistance from Grants Administration. Such requests should include as appropriate, the name of the business, its product or service, estimated initial capital investment, and the number of jobs to be created or retained. The request must also briefly describe the project for which CDBG funds are being requested, the estimated total cost of the project, the amount of CDBG funds being requested and the sources of all other funds necessary to complete the project. (If a preliminary engineering cost report is available, it should

be included). Grants Administration may request a meeting with the potential applicant or may conduct a site visit to determine the eligibility and feasibility prior to mailing an application.

Applications may be submitted at any time. Grants Administration may issue commitments at any time for project funding contingent upon receipt of an acceptable written commitment from the business (if job creation or retention is involved), acceptable application information, compliance with CDBG program guidelines and HUD regulations, and continued program funding.

Local Match

CDBG projects are expected to leverage other public and private investments and serve as a catalyst for future development. Projects that traditionally have the greatest long term impact are those that have an investment by the community. Leveraging of CDBG funds is also considered a scoring factor in the selection of projects for funding.

There must be a 10% match/leverage of the total CDBG request, unless otherwise approved, which can come from a variety of committed sources including other, non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Any fees for low and moderate income hook up/connection to public water and sewer must be waived or paid with non-CDBG funds, and may be considered part of the local match requirement.

The required match/leverage must be for activity costs directly related to the CDBG project. The state must approve in advance any proposed match/leveraging that has been spent prior to application submission. With prior written approval, the match may be used for preparation of the environmental review record (ERR), acquisition, or engineering design prior to the submission of the application. This is encouraged so that projects are construction ready.

The match/leveraging requirement may be modified or waived by Grants Administration upon written request and after consideration of the following minimum factors: the nature of the project, the need being addressed, local financial capacity and the availability of other resources. Grants Administration may request financial and other information as may be needed to make a determination. It is unlikely that a 100% waiver will be approved since every community is expected to make a contribution to the project.

Selection Criteria

Applications will be considered in the order received. Funding may be limited or delayed if necessary to ensure funding availability for prior commitments for economic development assistance. Grants Administration will review the applications for completeness and for compliance with the above criteria, and applicable HUD regulations. Applications not meeting these requirements will not be recommended for funding.

Grants Administration may request other state agencies to assist in evaluating projects and activities. Grants Administration may request additional information from the applicant or other sources as necessary to evaluate the application and the proposed project.

Grants Administration will utilize the HUD guidelines at 24 CFR 570.482(e) and Appendix A in evaluating and selecting projects to be recommended for assistance to businesses under the Business Development Grant Program. The objectives of these guidelines are to ensure: (1) That project costs are reasonable; (2) That all sources of project financing are committed; (3) That to the extent practicable, CDBG funds are not substituted for non-Federal financial support; (4) That the project is financially feasible; (5) That owner's equity return is not unreasonably high; and (6) That to the extent practicable, CDBG funds are disbursed on a pro-rata basis with other finances provided to the project. The following factors will also be considered, as appropriate, in making a funding determination on all projects recommended by the Secretary:

Market Conditions (Need)

- Availability and utilization of local government or other public resources to assist the project and the relative need for CDBG assistance. Evidence of local economic distress such as recent plant closings and/or lay-offs and local unemployment rate. Evidence of market need for local goods and services.

Economic Impact

- Number of permanent, full time jobs created or retained; CDBG cost per job (LMI and non-LMI); average wages, health benefits, capital investment; potential future growth; potential for catalyzing area economic development activity or cluster activity.

Leveraging

- Ratio of private and/or public funds to CDBG funds. Generally private investment is expected to significantly exceed the amount of the CDBG and other public assistance.

Viability/Level of Public Risk

- Public costs are reasonable, all funding sources are committed and available, private funding to be spent before public funding to the extent practical, security provided, as appropriate (assets, guarantees, etc.), and potential of the project to achieve the proposed public benefits within proposed timeframe.

The Secretary will approve funding as recommended, unless the Secretary's consideration of the above factors results in a determination that such funding is not necessary or appropriate.

In the event funds are not available to fully fund all Business Development applications under consideration at the same time, priority will be given to applications with prior commitments, and then preference will be given to projects based upon a consideration of the following factors: (1) level of job creation or retention, (2) economic impact on the local economy, (3) level of capital investment and (4) distress level of the county where the project is located.

Under unusual circumstances, Grants Administration may consider a waiver of any CDBG program requirements, set by the State, for projects that are determined to meet urgent or compelling needs or where the Secretary of the Department of Commerce determines it necessary to implement the objectives of the Department of Commerce.

Regional Planning Program

Funds Available: $500,000

Grant Maximum: $50,000*

* Waivers of the grant maximum may be considered for planning activities to conduct comprehensive analyses of impediments to fair housing within a region and may also include actions to eliminate such impediments.

Outcome

This program is designed to provide CDBG funds to Councils of Governments to assist local governments in developing plans and building local community development capacity. This assistance will build capacity to effectively determine community needs, long-term goals and short-term objectives, and develop plans for carrying out effective strategies to address community needs. The planning assistance need not be limited to the jurisdiction of the applicant and will include both regional and local planning and technical assistance activities.

Requirements

One applicant from each regional planning district may apply for this assistance. Each of the counties within a regional planning district must enter into an Intergovernmental Agreement to apply for and implement regional planning assistance grants. This Agreement will designate a lead county to apply for the grant to comply with all requirements of the application and grant. The lead county will enter into a 12-month subrecipient agreement with the Councils of Government to undertake the activities on behalf of the applicant. The subrecipient agreement will include specific performance and reporting measures tied to the scope of work outlined in the application and other appropriate factors. Planning activities must be directly related to an activity which, if carried out, would be eligible under the CDBG program and meet one of the three national objectives -- benefit to low and moderate income persons, aid in the prevention or elimination of slums and blight, or meet other urgent community needs posing a serious threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Performance Threshold

The 2009 Regional Planning grant must be 100 percent expended at the time of award of the 2010 Regional Planning Grant or unused funds must be returned to Grants Administration. All other previous regional planning grants must be programmatically closed.

Application Deadlines and Selection Process

Applications due: **May 4, 2012 at 5:00 p.m.**

Only one application will be funded within each of the ten planning districts of the State. The awards will be based on completion of an acceptable application, which complies with the program description requirements.

be included). Grants Administration may request a meeting with the potential applicant or may conduct a site visit to determine the eligibility and feasibility prior to mailing an application.

Applications may be submitted at any time. Grants Administration may issue commitments at any time for project funding contingent upon receipt of an acceptable written commitment from the business (if job creation or retention is involved), acceptable application information, compliance with CDBG program guidelines and HUD regulations, and continued program funding.

Local Match

CDBG projects are expected to leverage other public and private investments and serve as a catalyst for future development. Projects that traditionally have the greatest long term impact are those that have an investment by the community. Leveraging of CDBG funds is also considered a scoring factor in the selection of projects for funding.

There must be a 10% match/leverage of the total CDBG request, unless otherwise approved, which can come from a variety of committed sources including other, non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Any fees for low and moderate income hook up/connection to public water and sewer must be waived or paid with non-CDBG funds, and may be considered part of the local match requirement.

The required match/leverage must be for activity costs directly related to the CDBG project. The state must approve in advance any proposed match/leveraging that has been spent prior to application submission. With prior written approval, the match may be used for preparation of the environmental review record (ERR), acquisition, or engineering design prior to the submission of the application. This is encouraged so that projects are construction ready.

The match/leveraging requirement may be modified or waived by Grants Administration upon written request and after consideration of the following minimum factors: the nature of the project, the need being addressed, local financial capacity and the availability of other resources. Grants Administration may request financial and other information as may be needed to make a determination. It is unlikely that a 100% waiver will be approved since every community is expected to make a contribution to the project.

Selection Criteria

Applications will be considered in the order received. Funding may be limited or delayed if necessary to ensure funding availability for prior commitments for economic development assistance. Grants Administration will review the applications for completeness and for compliance with the above criteria, and applicable HUD regulations. Applications not meeting these requirements will not be recommended for funding.

Grants Administration may request other state agencies to assist in evaluating projects and activities. Grants Administration may request additional information from the applicant or other sources as necessary to evaluate the application and the proposed project.

Grants Administration will utilize the HUD guidelines at 24 CFR 570.482(e) and Appendix A in evaluating and selecting projects to be recommended for assistance to businesses under the Business Development Grant Program. The objectives of these guidelines are to ensure: (1) That project costs are reasonable; (2) That all sources of project financing are committed; (3) That to the extent practicable, CDBG funds are not substituted for non-Federal financial support; (4) That the project is financially feasible; (5) That owner's equity return is not unreasonably high; and (6) That to the extent practicable, CDBG funds are disbursed on a pro-rata basis with other finances provided to the project. The following factors will also be considered, as appropriate, in making a funding determination on all projects recommended by the Secretary:

Market Conditions (Need)

- Availability and utilization of local government or other public resources to assist the project and the relative need for CDBG assistance. Evidence of local economic distress such as recent plant closings and/or lay-offs and local unemployment rate. Evidence of market need for local goods and services.

Economic Impact

- Number of permanent, full time jobs created or retained; CDBG cost per job (LMI and non-LMI); average wages, health benefits, capital investment; potential future growth; potential for catalyzing area economic development activity or cluster activity.

Leveraging

- Ratio of private and/or public funds to CDBG funds. Generally private investment is expected to significantly exceed the amount of the CDBG and other public assistance.

Viability/Level of Public Risk

- Public costs are reasonable, all funding sources are committed and available, private funding to be spent before public funding to the extent practical, security provided, as appropriate (assets, guarantees, etc.), and potential of the project to achieve the proposed public benefits within proposed timeframe.

The Secretary will approve funding as recommended, unless the Secretary's consideration of the above factors results in a determination that such funding is not necessary or appropriate.

In the event funds are not available to fully fund all Business Development applications under consideration at the same time, priority will be given to applications with prior commitments, and then preference will be given to projects based upon a consideration of the following factors: (1) level of job creation or retention, (2) economic impact on the local economy, (3) level of capital investment and (4) distress level of the county where the project is located.

Under unusual circumstances, Grants Administration may consider a waiver of any CDBG program requirements, set by the State, for projects that are determined to meet urgent or compelling needs or where the Secretary of the Department of Commerce determines it necessary to implement the objectives of the Department of Commerce.

Regional Planning Program

Funds Available: $500,000

Grant Maximum: $50,000*

* Waivers of the grant maximum may be considered for planning activities to conduct comprehensive analyses of impediments to fair housing within a region and may also include actions to eliminate such impediments.

Outcome

This program is designed to provide CDBG funds to Councils of Governments to assist local governments in developing plans and building local community development capacity. This assistance will build capacity to effectively determine community needs, long-term goals and short-term objectives, and develop plans for carrying out effective strategies to address community needs. The planning assistance need not be limited to the jurisdiction of the applicant and will include both regional and local planning and technical assistance activities.

Requirements

One applicant from each regional planning district may apply for this assistance. Each of the counties within a regional planning district must enter into an Intergovernmental Agreement to apply for and implement regional planning assistance grants. This Agreement will designate a lead county to apply for the grant to comply with all requirements of the application and grant. The lead county will enter into a 12-month subrecipient agreement with the Councils of Government to undertake the activities on behalf of the applicant. The subrecipient agreement will include specific performance and reporting measures tied to the scope of work outlined in the application and other appropriate factors. Planning activities must be directly related to an activity which, if carried out, would be eligible under the CDBG program and meet one of the three national objectives -- benefit to low and moderate income persons, aid in the prevention or elimination of slums and blight, or meet other urgent community needs posing a serious threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Performance Threshold

The 2009 Regional Planning grant must be 100 percent expended at the time of award of the 2010 Regional Planning Grant or unused funds must be returned to Grants Administration. All other previous regional planning grants must be programmatically closed.

Application Deadlines and Selection Process

Applications due: **May 4, 2012 at 5:00 p.m.**

Only one application will be funded within each of the ten planning districts of the State. The awards will be based on completion of an acceptable application, which complies with the program description requirements.

SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: 6/2/2011	Applicant Identifier	**Type of Submission**	
Date Received by state	State Identifier	**Application**	**Pre-application**
Date Received by HUD	Federal Identifier	☐ Construction	☐ Construction
		x☐ Non Construction	☐ Non Construction
Applicant Information			
Jurisdiction: **State of South Carolina**		UOG Code	
Street Address Line 1: 1201 Main Street, Suite 1600		Organizational DUNS: 878701374	
Street Address Line 2		Organizational Unit: State Government	
City: Columbia	State: South Carolina	Department	
ZIP 29201	Country U.S.A.	Division	
Employer Identification Number (EIN):		County	
57-6000286		Program Year Start Date (04/01)	
Applicant Type:		**Specify Other Type if necessary:**	
State Government		Specify Other Type	
		U.S. Department of	
Program Funding		**Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: State Small Cities Program		Description of Areas Affected by CDBG Project(s)	
		Statewide non-entitlement areas	
CDBG Grant Amount: $20,112,730	$Additional HUD Grant(s) Leveraged	Describe	
Additional Federal Funds Leveraged		Additional State Funds Leveraged $402,255	
Locally Leveraged Funds		Grantee Funds Leveraged	
Anticipated Program Income: $65,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s): $20,579,985			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles:		Description of Areas Affected by HOME Project(s)	
HOME Grant Amount:	Additional HUD Grant(s) Leveraged	Describe	
Additional Federal Funds Leveraged		Additional State Funds Leveraged	
Locally Leveraged Funds		Grantee Funds Leveraged	
Anticipated Program Income		Other (Describe):	

Total Funds Leveraged for HOME-based Project(s)		
Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles:		Description of Areas Affected by HOPWA Project(s):
HOPWA Grant Amount:	Additional HUD Grant(s) Leveraged	Describe
Additional Federal Funds Leveraged		Additional State Funds Leveraged
Locally Leveraged Funds		Grantee Funds Leveraged
Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s):		
Emergency Shelter Grants Program		14.231 ESG
ESG Project Titles:		Description of Areas Affected by ESG Project(s):
ESG Grant Amount:	Additional HUD Grant(s) Leveraged	Describe
Additional Federal Funds Leveraged		Additional State Funds Leveraged
Locally Leveraged Funds		Grantee Funds Leveraged
Anticipated Program Income		Other (Describe)
Total Funds Leveraged for ESG-based Project(s) :		

Congressional Districts of: All SC Districts		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☐ Yes	This application was made available to the state EO 12372 process for review on DATE
		☒ No	Program is not covered by EO 12372
☐ Yes	☒ No	☐ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Bonnie	Middle Initial	Last Name: Ammons
Title: Assistant Director, Federal Programs, SC Department of Commerce, Division of Grants Administration	Phone: 803-734-0429	Fax: 803-734-0385
eMail: bammons@sccommerce.com	Grantee Website sccommerce.com	Other Contact
Signature of Authorized Representative		Date Signed 6-6-11

2011 HOME
Investment Partnerships Program

Action Plan

Prepared by
The South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone (803) 896-9001 Fax (803) 896-8583 TDD (803) 896-8831

TABLE OF CONTENTS

Page

Executive Summary ..... 1 - 2

State HOME Program Design ..... 3 - 5

Community Housing Development Organizations 6

Matching Contribution 7

Affirmative Marketing & Outreach To Minority & Women Businesses ..... 8 - 9

Narrative “A” Program Income 10

Appendix A - Affirmative Marketing Procedures 11

Appendix B - State Participating Jurisdiction Certifications 12

Attachment A - RENTAL Threshold & Criteria Requirements ..... 13 - 19

Attachment B - HOMEOWNERSHIP Threshold & Criteria Requirements ..... 20 - 26

EXECUTIVE SUMMARY

The One-Year Action Plan is a document submitted to the U. S. Department of Housing and Urban Development (HUD) annually which describes the method used by the South Carolina State Housing Finance and Development Authority (the Authority) to distribute the HOME Investment Partnership Program (HOME) funds. It also contains information on the application process and program objectives.

HOME was created under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990. The Authority's HOME Program is designed to promote partnerships among HUD and other federal entities, state/local governments, and those in the nonprofit and for-profit sectors who build, own, manage, finance, and support low income housing initiatives. HOME provides the flexibility needed to fund a wide range of low income housing initiatives through creative and unique housing partnerships. As the designated administrator of the state's HOME program, the Authority has specifically designed the HOME program to meet the needs of low to moderate income South Carolinians (consistent and in accordance with the HOME regulations 24 CFR Part 92).

As the Participating Jurisdiction (PJ) for the state, the Authority will continue to ensure that HOME funds are distributed in a manner that is reasonably equitable to all regions of the state. The 2011 Action Plan reflects the priorities of the State as set forth in the State's current Consolidated Plan. Our mission is to create quality affordable housing opportunities for the citizens of South Carolina. More specifically, our goal is to promote new partnerships with various municipalities, banking institutions, nonprofits, for-profit organizations, and Public Housing Authorities (PHAs). Our purpose is to work with these partners to increase awareness of the HOME program while increasing housing quality and capacity statewide.

The State of South Carolina has fourteen (14) other local PJs which receive direct funding from HUD for their areas of service. These PJs include: Charleston County, Spartanburg County, Greenville County, Richland County, Waccamaw Consortium (*Horry, Georgetown, Williamsburg*), Sumter County Regional HOME Consortium (*Sumter, Lee, Clarendon, Kershaw),* Beaufort-Jasper Consortium (*Beaufort, Jasper, Hampton, Colleton*), Anderson City and County Consortium, Upper Savannah HOME Consortium (*Abbeville, McCormick, Edgefield, Saluda, Greenwood, Laurens*), City of Charleston, City of Columbia, City of Spartanburg, Lexington County, and the City of Greenville. The Authority does not regulate the administration of the other PJs; however, we do encourage applicants and participants alike to work with local funding sources to leverage all available resources in the state.

In 2011, as the state PJ, the Authority will administer a total of $11,922,241 in HOME funds. This amount consists of the 2011 HUD allocation of $6,922,241, anticipated 2011 HOME program income of $3,000,000 and a 2010 carryforward amount of $2,000,000. There are several legislated set-asides allowed and required by HUD.

2011 HOME Distribution (Authority Allocation, Carry Forward & Program Income) Table 1

Set Asides	Allocation/Carry Forward	Program Income	Totals
State PJ Balance/Less the following set asides	**$ 8,922,241**	**$3,000,000**	**$11,922,241**
Administrative 10%	($ 692,224)		($692,224)
CHDO Operating 5%	($ 346,112)		($346,112)
HOME/Tax Credit	($ 6,000,000)	($500,000)	($6,500,000)
Single Family Division/Other eligible Activities		($2,500,000)	($2,500,000)
Statewide Homeownership **	($312,000)		($312,000)
Statewide Rental **	($1,300,000)		($1,300,000)
Tenant Based Rental Assistance (TBRA)	($271,905)		($271,905)
Statewide PJ Balance	**$0.00**	**$0.00**	**$0.00**

(**includes the required 15% legislated set aside for Community Housing Development Organizations (CHDOs))

The Authority shall distribute its 2011 HOME program funds to eligible entities through one or more funding cycles and utilize the following set-asides: Administration, CHDO Reserve, CHDO Operating Expenses, Low Income Housing Tax Credit (LIHTC) program, rental and homeownership activities and tenant based rental assistance (TBRA). In addition to a competitive funding cycle, HOME funds may be made available to projects consistent with the activities listed above.

HUD has legislated that of the total 2011 HUD allocation of $ 6,922,241 several set-asides are allowed and/or required. One requirement is to set-aside fifteen percent (15%) or $ 1,038,337, for Community Housing Development Organizations (CHDO) to develop, sponsor, or own rental and homeownership activities. Allowable set-asides include ten percent (10%) for administration and five percent (5%) for CHDO operating funds.

As referenced in Table 1, the Authority anticipates a total of **$11,922,241** for distribution as highlighted below:

- Allowable set aside of ten (10) percent **($692,224)** for the administration of the program. Administrative funds will be used for the planning, administration, allocation of indirect costs and monitoring of the program. Funds will also be used to conduct workshops to assist interested parties in applying for and implementing HOME funded projects.
- Required CHDO set-aside allocation will be fifteen (15) percent **($1,038,337)** of the Authority's total HOME allocation. CHDOs wanting to receive funds must comply with the established procedures contained in the application for funding.
- Allowable set aside of five (5) percent **($346,112)** for CHDO operating expenses. The use of these funds will greatly enhance the ability of CHDOs to attract and retain quality personnel, thereby ensuring the quality of rental and homeownership units produced.
- Set aside of **($6,500,000)** to be used in conjunction with the Low Income Housing Tax Credit Program to finance rental projects in an effort to maximize the state's available resources. This joint effort has attracted a great deal of interest in past years.
- Set aside of **($2,500,000)** to be used in conjunction with the Single Family Mortgage Revenue Bond Program and other eligible activities (homeownership, rental or provide TBRA for the Authority's existing Voucher Program) funded with anticipated HOME program income. The funds will provide assistance with down payment and closing costs and rental assistance to potential beneficiaries.
- Set aside of **($312,000)** to be used in the statewide Homeownership competition. This set-aside is designed to address homeownership through down payment and/or closing cost assistance, acquisition, new construction or rehabilitation on a much broader scale statewide.
- Set aside of **($1,300,000)** to be used in the statewide Rental competition. This set-aside is designed to address smaller rental housing projects, either new construction or rehabilitation, which do not require Low Income Housing Tax Credits.
- Set aside of **($271,905)** to be used in the statewide Tenant-Based Rental Assistance activity. This set-aside is designed to provide rental subsidies to lower income households to enable them to rent market-rate units of their choice that are safe and decent.

The Authority operates a predominantly decentralized system for the administration of the HOME program. Units of local government, nonprofits, for-profits, and PHAs are eligible recipients of the various awards. The Authority will administer the HOME program in a manner which will try to address the needs of very low and low-income persons, special needs groups, rural areas, as well as those areas with limited housing as may be referenced in the Consolidated Plan.

This flexible plan will attempt to combine various allocation structures available to the Authority to address needs on local and regional levels. This plan will not only compliment urban areas that traditionally possess the management capacity to administer the program, but also will ensure that rural areas lacking sufficient management capacity will be able to participate in the HOME program.

Distribution of 2011 HOME funds will be consistent with the priorities identified in the State's Consolidated Plan. The State's five-year housing goals are as follows:

1. Enhance suitable living environments through new accessibility, affordability and sustainability.
2. Create decent housing with new availability, affordability and sustainability.
3. Provide economic opportunity through improved accessibility, affordability and sustainability.

The Authority's plan will encourage the effective use of funds through three (3) HOME eligible program activities. Those activities are Rental, Homeownership, and Tenant Based Rental Assistance. As with previous funding cycles, the Authority will allow recipients to select eligible activities based on their respective housing needs and will ensure that those activities are consistent with the priorities contained in the State's Consolidated Plan.

Rental Activity - Competitive:

HOME's rental activity will impact living conditions of citizens that cannot participate in homeownership opportunities, who nonetheless deserve affordable housing opportunities. Rental options are designed to create a leveraging vehicle to compliment other rental housing programs, such as Housing Trust Fund, CDBG, LIHTC, Federal Home Loan Bank etc., in an effort to ensure project feasibility. Forms of financial assistance may include: a) loans - interest bearing and deferred payable; b) grants (for eligible recipients); and c) other forms approved by HUD. A specific outline of how the Authority will encourage implementation for Rental Activities is provided as **Attachment A "RENTAL Threshold & Criteria Requirements"**.

In addition to HOME's regular rental cycle, HOME funds are made available in conjunction with the LIHTC program to support rental projects through a separate competitive cycle. The HOME/LIHTC program application is designed to reinforce the competitive application requirements set forth by the Qualified Allocation Plan (QAP) which defines threshold and rating criteria. The QAP is located on the Authority's web site at www.schousing.com/library/Tax%20Credit/2011/2011ProposedFinalQAP.pdf

Homeownership Activity – Competitive and Noncompetitive:

The homeownership activity will afford borrowers the opportunity for homeownership that may not readily exist through conventional means. Homeownership is offered through a competitive process to local governments, nonprofits and CHDOs and provides them the opportunity to design programs that offer options such as down payment and closing cost assistance in the form of soft second mortgage loans to qualified purchasers. Homeownership assistance is eligible for both new construction and rehabilitation, and can be used in conjunction with the acquisition of land or units whose eventual end use will provide homeownership opportunities. Forms of financial assistance will include: a) loans - interest bearing, non-interest bearing, and deferred forgivable; b) grants; and c) other forms approved

by HUD. A specific outline of how the Authority will encourage implementation for Homeownership Activities is provided as **Attachment B "HOMEOWNERSHIP Threshold & Criteria Requirements"**.

In addition to a competitive cycle, HOME funds are made available directly to eligible beneficiaries through a noncompetitive process. In conjunction with the Authority's Single Family Division, HOME funds are offered for down payment and closing cost assistance in the form of a soft second deferred forgivable loan. The assistance will not exceed $10,000 per unit.

Tenant Based Rental Assistance Activity – Noncompetitive:

Tenant based rental assistance (TBRA) will enable individual households to rent market-rate units, thereby making housing more affordable for a wider range of low-income families. The TBRA activity offers households the opportunity to choose their neighborhood as well as the type of housing (such as a single-family home, large apartment building, duplex, etc.). If a household desires a change of location, the household may take the assistance and move to another rental unit. Forms of financial assistance may include: a) monthly housing assistance payments – a percentage of the rent is provided for tenants; b) security deposits; and c) utility deposits.

General requirements for all the application processes consist of a noncompetitive or competitive process and are described in the following section.

Application Process:

Applications for Tenant Based Rental Assistance are accepted on a continuing basis and do not require a fee. These activities are noncompetitive which allow applications to be reviewed, approved, and funded as long as HOME funds are available.

Competitive applications for Rental and Homeownership activities will be accepted beginning **Friday**, **February 18, 2011 through Friday, April 1, 2011.** All applications must be received not later than 5:00 pm, Eastern Standard Time, on **Friday, April 1, 2011**. Applications received after the deadline ***will not be considered and will be returned to the applicant.***

The application process includes the HOME application workshop. Hundreds of affordable housing advocates are contacted and encouraged to attend. At this workshop, application requirements for each activity outlined above are reviewed step-by-step. The ultimate goal is to familiarize potential applicants with the applications, requirements, and HOME regulations, as well as provide an opportunity for questions to be asked and answered. Attendance to the HOME application workshop is important because an incomplete application package can lead to disqualification. The 2011 HOME Application Workshop will be held in conjunction with the **Palmetto Housing Forum on Wednesday, February 16, 2011 (Rental) and on Thursday, February 17, 2011 (Homeownership).**

As required for competitive processes, the Authority evaluates each application to determine which projects will be recommended to receive HOME funds. Applicants must provide a complete application that meets the minimum threshold requirements. Applications will be rated and ranked for competition. In addition to threshold requirements and criteria, Attachments A & B of this document address purpose, eligible applicants, and amount of HOME funds they may request.

Award Process:

Once recommendations for funding have been finalized, participants receiving an award are provided a reservation letter which serves as the initial notification of a HOME award. HOME Agreements are created and individualized based on the activity type and will follow the appropriate HOME regulatory requirements and are generally established for a twenty-four month period. The requirements and performance standards found in the HOME Award Agreements are reviewed in detail at the implementation workshop as discussed below.

Implementation Process:

Participants awarded HOME funds are required to attend an implementation workshop which further acclimates participants with federal, state and Authority requirements, procedures, and processes. Topics covered include: a schedule, how to request funds, inspections process, reporting requirements, other federal requirements, and close-out. All HOME participants follow an implementation schedule which ensures timeframes are met to successfully complete projects within the Award Agreement period. Throughout a project's progress, each HOME rental project receives a minimum of three site visits during the two-year award period. Rental projects are visited at the start of the project, during construction, and at project completion. Each HOME homeownership project receives a minimum of one to three site visits during the two-year award period. The number of site visits for homeownership projects are determined by the program design (i.e. if HOME funds are used for new construction/rehabilitation or down payment/closing cost).

Other federal regulations are reviewed and appropriate forms provided to HOME participants to include Davis-Bacon, Section 3, Minority and Women Owned Business, and 504 handicapped assessable requirements. Quarterly reports are required to monitor the progress of HOME participants during the Agreement Period. Project completion forms initiate the close out process once projects have met all development requirements, providing a successful new homebuyer or a rental unit to the state's affordable housing stock.

Monitoring:

The Authority will assume the monitoring responsibility for all HOME activities funded with the State allocation. HOME rental projects receive an initial monitoring review during the lease-up period which serves not only as a monitoring review but provides the HOME participant/owner with technical assistance and guidance to ensure that the affordability requirements are adhered to for future monitoring visits. HOME participants/owners are required to annually review rent, utility allowances and income of tenants. Ongoing monitoring will be managed by the Compliance Monitoring Division by adhering to the HOME regulatory requirements found at 24 CFR Part 92.504 d (1).

TBRA and Homeownership projects are reviewed individually during desk audit reviews to ensure that each potential beneficiary is eligible. Monitoring reviews are conducted for overall performance measures randomly throughout the year.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOs)

The Authority will ensure that at least 15% ($1,038,337) of the State's HOME funds will be reserved for exclusive use by eligible CHDOs and that CHDOs participating in eligible HOME program activities meet the requirements of 24 CFR Part 92.

The Authority will evaluate all applications required to qualify CHDOs based on the requirements contained therein. Acceptance of technical assistance and training may be a requirement to improve capacity and management capabilities. In accordance with HOME regulations, only those organizations designated as CHDOs or potential CHDOs will be eligible for technical assistance provided by HUD.

The Authority will ensure that CHDO set-aside funds are only awarded to CHDOs that serve as owners, sponsors or developers in the following program activities:

a) Rental Developments; and
b) Homeownership Activities

The Authority estimates the level of funding for eligible CHDO activities will be as follows:

a) Rental Developments (60%); and
b) Homeownership Activities (40%)

The following scenario details the CHDO designation, evaluation and funding process:

a) Identification and evaluation of nonprofit organizations
b) CHDO Designation
c) Evaluation of specific program activity and projects involving CHDOs
d) Technical assistance and training through agency workshops, agency one-on-one training and HUD intermediaries, if necessary
e) CHDO application for funding
f) Selection and awarding of operating expenses
g) Execution of written agreements with CHDOs
h) Monitoring of CHDO activities by the Authority

MATCHING CONTRIBUTION

Due to poor economic conditions statewide, many of the Authority's potential recipients (especially rural localities) could not participate in the HOME program if they were required to provide a matching contribution as a condition of receiving an award. The Authority recognizes this problem, and as a result, will provide matching contributions for all 2011 HOME funds in accordance with the required amounts, recognition, and forms found at 24 CFR 92.218 - 92.221.

The SC Housing Trust Fund (HTF) will serve as the matching contribution for the State. HTF receives approximately five to seven million dollars annually from a dedicated funding source created by increasing the documentary stamp tax on the sale of real estate (twenty cents per $500.00 of real estate sold). The Authority will carry over any excess match into the next fiscal year. HTF finances affordable rental, owner-occupied, group homes, and homeownership opportunities for South Carolinians with low and very low incomes. The affordability periods, housing standards and income requirements are comparable to the HOME regulations.

Total State PJ Allocation	$ 6,922,241
Less Administrative Costs (10%)	$ 692,224
Less CHDO Operating Expenses (5%)	$ 346,112
Total State PJ Balance	$ 5,883,905
Total Estimated 2011 Matching Contribution	**$1,470,977**

AFFIRMATIVE MARKETING AND OUTREACH TO MINORITY AND WOMEN BUSINESSES

Affirmative marketing procedures for fiscal year 2011 will follow procedures and regulations and are contained in Appendix B. The Authority certifies that its HOME program will conform to the requirements of the following Acts:

a)	Fair Housing Act	24 CFR 100
b)	Executive Order 11063 (Equal Opportunity in Housing)	24 CFR 107
c)	Title VI Civil Rights Act - 1964 (Nondiscrimination in Federal Programs)	24 CFR 1
d)	Age Discrimination Act - 1975	24 CFR 146
e)	Sect. 504 Rehabilitation Act - 1973	24 CFR 8
f)	Executive Order 11246 (Equal Employment Opportunity)	41 CFR 60
g)	Section 3 of the Housing and Urban	24 CRF 35
h)	Development Act of 1968	
i)	Executive Order 11625	
j)	Executive Order 12432	
k)	Executive Order 12138	
l)	Site and Neighborhood Standards	24 CRR Part 938

The Authority further certifies that in accordance with Section 281 of the National Affordable Housing Act, prescribed procedures acceptable to the Secretary have been established to oversee a minority outreach program. The HOME program includes these provisions, to address minority and women-owned businesses in all contracting activities to facilitate the provision of affordable housing authorized under this Act. The Authority requires itself, and its recipients, with regard to outreach for minority and women-owned businesses, to be:

1. A good faith, comprehensive and continuing endeavor;

2. Supported by a statement of public policy and commitment and published in the print media of widest local circulation;

3. Supported by an office and/or a key, ranking staff person with oversight responsibilities, and

4. Designed to utilize all available and appropriate public and private sector local resources.

Under the minimum Authority standards cited above, the following guidelines are provided for use by recipients in implementing outreach programs to ensure the inclusion, to the maximum extent possible, of entities owned by minorities and women.

1. Develops a systematic method for identifying and maintaining an inventory of certified minority and women's business enterprises (MBEs and WBEs), their capabilities, services, supplies and/or products;

2. Utilizes the local media, electronic and print, to market and promote contract business opportunities for MBEs and WBEs;

3. Develops informational and documentary materials (fact sheet; program guides, procurement forecasts, etc.) on contract/subcontract opportunities for MBEs and WBEs;

4. Develops procurement procedures that facilitate opportunities for MBEs and WBEs to participate as vendors and suppliers of goods and services;

5. Sponsors business opportunity-related meetings, conferences, seminars, etc., with minority and women business organizations;

6. Maintains centralized records with statistical data on the utilization and participation of MBEs and WBEs as contractor/subcontractors in all HUD-assisted program contracting activities.

Each recipient will utilize these procedures and actions in implementing a minority and women's business enterprise outreach program. The above six (6) items represent basic outreach-related activities and are not all-inclusive actions the Authority or its recipients may undertake.

Narrative "A" -- PROGRAM INCOME

It is the intention of the Authority to use HOME Program Income in conjunction with the Authority's Mortgage Revenue Bond (MRB) program, as well as homeownership and rental activities to include both development and Tenant Based Rental Assistance (TBRA).

The MRB program is a flagship activity offered by the Authority. The sale of tax-exempt bonds to investors provides the bulk of the funding available to qualified beneficiaries. Like all of the Authority's homeownership programs, persons purchasing homes under the MRB program must meet minimum credit standards, as well as income and purchase price restrictions, which vary by county.

HOME Program Income will be used for down payment and closing cost assistance. Beneficiaries that qualify at or below 80% of the area median income will receive a deferred five year forgivable loan in an amount not to exceed $10,000.

If additional homeownership or rental activities are funded with Program Income, all regular processing procedures will be followed to include: application completion, underwriting, subsidy layering, income targeting, utilization of homeownership recapture requirements, utilization of low and high HOME rents, and the appropriate affordability period.

HOME Program Income provided to the Authority's Section 8 division will also follow all regular procedures and program requirements. The funds will be used to provide rental assistance payments, security deposits, and utility deposits to eligible beneficiaries.

In addition, Program Income will be utilized for administrative cost not to exceed the ten (10%), as allowed by HOME regulations for Program Income. The total HOME Program Income for the period is anticipated to be $3,000,000.

Principal and interest receipts on Multifamily loans serviced	$1,754,386
Principal and interest receipts and recaptures on Single Family first mortgage loans and repayable DPA loans serviced	$917,065
Early payoffs of HOME Trust loans serviced	$259,171
Early payoffs of forgivable Single Family Down Payment Assistance loans serviced	$67,783
Interest earned on Program Income deposits	$1,595
Total	**$3,000,000**

APPENDIX A - Affirmative Marketing Procedures

The Authority's affirmative marketing policy shall consist of the following elements:

Informing the Public/Owners/Prospective Tenants

The Authority will employ several methods for informing the public, owners and potential tenants about the recipient's applicable federal fair housing laws and the HOME program's affirmative marketing policy. Acceptable methods may include, but are not limited to: providing a copy of this policy to property owners and tenants, including the elements of the policy in all media releases, using the Equal Housing Opportunity logo and slogan in all media releases, and explaining the policy in general to the media, property owners, and tenants involved with the HOME program.

Each property owner must follow the recipients' affirmative marketing policy. The policy clearly specifies or suggests activities such as the use of commercial media to advertise vacant units, local community contacts for potential tenants, or the use of the Equal Housing Opportunity logo or slogan. The policy clearly defines the recordkeeping obligations of the property owner.

Requirements and Practices for Owners and Special Outreach Efforts

Owners must use affirmative marketing policies that inform and solicit applications from eligible persons in the housing market area, who are not likely to apply as defined in general as those who are not the race/ethnicity of the residents of the neighborhood in which the unit is located. Such procedures may include, but are not limited to: the use of community organizations, churches, employment centers, fair housing groups, Public Housing Authorities, or housing counseling agencies specifically chosen because they provide services to, or have as members, persons in the group or groups least likely to apply. The policy should clearly specify who is responsible for the various necessary activities.

Recordkeeping

The Authority will require that its state recipients maintain records of efforts taken by the recipient and owners to affirmatively market units, and also utilize those records to assess the results of these actions.

Assessment of Affirmative Marketing Efforts

The recipient will ensure owners compliance with affirmative marketing requirements by use of an agreement that shall be binding for specific periods of time (affordability period) from the date of completion.

Each recipient will be required to comply with the Authority's affirmative marketing procedures described above as well as maintain the required records and reports in accordance with 24 CFR 92.351. The Authority will review and approve the affirmative marketing efforts and monitor each recipient's performance in order to ensure compliance. The affirmative marketing performance of recipients may be used as a factor in approving future HOME awards.

APPENDIX B – State PJ Certifications

The State PJ certifies that:

Eligible Activities and Costs – It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in 92.214.

Appropriate Financial Assistance – In accordance with 92.250(b) before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other governmental assistance than is necessary to provide affordable housing.

Signature/Authorized Official

6-6-11
Date

Valarie M. Williams, Executive Director

Attachment A – RENTAL Threshold & Criteria Requirements

A) ***General Rules***

As required, the South Carolina State Housing Finance and Development Authority (Authority), evaluates each application to determine which projects will be recommended to receive HOME funds. Applicants must complete the following basic steps and general rules:

1. Applications for Rental require a nonrefundable $25 processing fee that must be submitted along with the application. Applications will be accepted beginning **Friday February 18, 2011 through Friday, April 1, 2011.** All applications must be received not later than 5:00 pm, Eastern Standard Time, on **Friday, April 1, 2011**. Applications received after the deadline ***will not be considered and will be returned to the applicant***

2. A complete application must be submitted to the Authority. The application package contains a checklist outlining items necessary to complete the application. The application is deemed complete if all pages are submitted on original forms with required documentation. A review is conducted for threshold requirements as described in Attachments A & B, as well as any missing documents. If an application remains incomplete after notification of the missing document(s) and expiration of the time allowed for submission of the missing document(s), the application is rejected, and no further consideration will be given. All **rental** applications must meet the Authority's underwriting process to ensure financial feasibility. It is critical that those proposing rental projects understand the underwriting criteria.

3. The application review process includes rating and ranking those applications that remain based on the applicant's experience, capacity and program design.

Implementation of HOME eligible program activities will be encouraged by the Authority as outlined below:

B) ***Rental***

Eligible Rental Applicants

Units of Local Government (cities, counties, and towns), Public Housing Authorities, Community Housing Development Organizations (CHDOs), Nonprofit entities and For-profit entities.

Terms and Limits of Financial Assistance

The rental activity is available for both new construction and rehabilitation of rental units. The flexibility of this activity will allow for the use and conversion of structures not originally built as residential housing. Rental projects may assist in the preservation of affordable rental housing; however, displacement will be discouraged. The rental activity is enhanced by the ability to combine other subsidy sources such as, the South Carolina Housing Trust Fund (HTF), Community Development Block Grant Program, Rural Development and the Federal Home Loan Bank, thus, nurturing partnerships between the public and private sectors. Neighborhood revitalization and combined geographical housing initiatives can also benefit from this activity.

The maximum HOME rental award amount is **$ 500,000** per application.

For-profit applicants are only eligible to receive a one percent (1%) below market rate loan. The terms and amortization period will not exceed 30 years. Additionally, all units must be designated as HOME assisted units.

Units of Local Government, Public Housing Authorities, CHDOs and nonprofit entities may request up to $300,000 as a grant. In addition, these applicants may blend a one percent (1%) loan with the grant

but may not exceed the HOME cap of **$500,000**. As above, all of the units must be designated as HOME assisted units.

C) ***Designated Community Housing Organizations (CHDO) Operating Funds:***

CHDOs awarded 2011 HOME project funds are eligible to receive operating funds. Operating funds are awarded based on the amount of available operating funds. CHDOs receiving less than or equal to $100,000 in a HOME award, may receive operating funds up to 50% of the amount of the project funds awarded. CHDOs that are awarded more than $100,000 in project funds may receive up to $50,000. CHDOs cannot receive more than $50,000 in operating funds in any one calendar year.

D) ***Application Evaluation Process***

In addition to the basic requirements described earlier, applicants applying for rental applications will be evaluated based on the process outlined below:

1. Applications not meeting threshold criteria **or** compliance with federal/state laws, **or** HOME program requirements will be rejected and returned to the applicant.

2. Authority staff will review applications for completeness. Applicants will be notified of any deficiencies in their applications and will be given the opportunity to correct any correctable items. A list of missing and/or incomplete documents will be provided to the applicant. Applications with **five (5**) or more missing items and/or incomplete items will be disqualified and returned to the applicant. The applicant will have ten (10) business days from the date of notification to provide the missing and/or incomplete documents to the Authority. Failure to return all required documentation and/or information within ten (10) business days will **automatically** disqualify the application from further review.

3. Rental applications will undergo an underwriting evaluation and will be reviewed for financial feasibility. Applications deemed to be financially feasible, require subsidy and are consistent with HOME policies, will be recommended to the Executive Director. Applications will be considered until available funding is depleted. Any unused funds will automatically be applied to other activities until exhausted. **The Authority staff will exercise sole discretion when deciding whether to accept or reject proposals.**

4. It is anticipated that reservations for HOME awards will be issued not later than ninety (90) days after the application deadline. A tentative schedule has been provided below:

HOME Application Workshop	February 16, 2011 February 17, 2011
Final Submission of Application	April 1, 2011
Initial Review for Threshold and Criteria	April 22, 2011
Missing Documentation Notices Sent	April 29, 2011
Missing Documentation Returned	Will be 10 days from date notice is sent
Underwriting Review	April 29, 2011 – May 31, 2011
Reservations	June 17, 2011
Implementation	July or August 2011

E) ***Minimum Threshold Requirements***

Applicants seeking HOME funds for **Rental** activities must meet the following minimum requirements. Applications that do not meet the minimum requirements will be eliminated from further review.

1. Applicants proposing a project in a local Participating Jurisdiction (PJ) and requesting State HOME funds must provide a twenty-five percent (25%) match. The match will be a permanent executed commitment of funds which can be provided by **other federal and/or private funds**

or local PJ **HOME** funds**. No Authority administered program funds may be used to meet this match.** The PJs are:

City of Charleston	Charleston County	City of Greenville
Greenville County	Anderson City/County Consortium	Spartanburg County
City of Columbia	Richland County	City of Spartanburg
Waccamaw Consortium (*Horry, Georgetown, Williamsburg*)	Beaufort-Jasper Consortium (*Beaufort, Jasper, Hampton, Colleton*)	Sumter County Regional Consortium *(Sumter, Lee, Clarendon, Kershaw)*
Lexington County	Savannah Consortium (*Abbeville, McCormick, Edgefield, Saluda, Greenwood, Laurens*)	

Projects located in PJ areas must submit a match certification and commitment letter(s) at time of application.

2. PJs may not apply for State HOME funds.

3. Outstanding Noncompliance Issues
   ANY organization, participating developer(s), general partner(s), or managing members(s) that submit an application which demonstrates the following outstanding noncompliance issues will be automatically disqualified:
   - Uncorrected non-compliance violations with the Authority.
   - Unacceptable, or not in good standing with other Authority administered programs.
   - Debarred from participation in other federal programs (i.e. HUD, RHS, CDBG, HOPWA, ESG etc.).

   The **Authority has sole discretion in the** determination of non-compliance and is not subject to interpretation (appeal) or final resolution of the non-compliance violation;

4. Applicants who currently have HOME program income or CHDO **program proceeds** are not eligible to apply for additional HOME funds until those funds have been expended.

5. Participants with HOME awards must meet the required percentage of completion not later than **March 11, 2011**. In order to participate in the 2011 HOME cycle previous:
   - 2008 and earlier HOME awards **must** be officially closed out; and
   - Those applicants with active open HOME awards must be in compliance with executed HOME award agreements by which the required percentage must be completed by March 11, 2011 in order to participate.

   HOME awards are considered officially closed out when all construction is completed, certificate of occupancy is issued, and all payments and project completion reports have been processed and approved by the Authority.

   The Authority considers HOME awards compliant with the "percentage of total project completed" when the project's construction has met the percentage requirement. To meet this requirement the Authority will consider an Architects signed certification of percentage complete, or a recent inspection (within **30 days** prior to the **March 11th deadline**) performed by an Authority inspector.

6. No county, in any given year, can receive more than 50% of the current year's available Rental set aside in the Round One Funding Selection. It is the Authority's intent to promote fair and objective administration of the **HOME** program by ensuring that no single county receives an excessive share of the available program funds in any one application cycle.

7. ***Applicants applying for rental*** that have related entities, principals, and/or individuals shall not be allocated HOME funds in excess of two (2) awards in the state's 2011 HOME fund allocation cycle. (See definitions below)

   The intent of the ceiling is to promote fair and objective administration of the HOME program by ensuring that no single entity receives an excessive share of the available program funds in any one application cycle. A significant factor in the Authority's evaluation will be whether, based on the facts and circumstances, the primary purpose of the party's involvement in a project appears to be avoidance of the maximum.

   - **Individual persons** – any individual considered related to each other such as any of the following direct relationships: parent, child, spouse, son-in law, daughter-in law, father-in-law, included any such direct relationship created by marriage, remarriage, adoption, or any other legally recognized status, or if one individual is an employer, by common law or otherwise, of the other.

   - **Principal** – any Applicant, owner, developer, guarantor, financial guarantor, or any other person, corporation, partnership, joint venture, or other entity, including any affiliate thereof, or any other person, firm, corporation, or entity of any kind whatsoever that either directly or indirectly receives a portion of the development fee (whether or not deferred) for development services and/or receives any compensation with respect to such development.

   - **Related Parties** - Notwithstanding anything to the contrary contained herein, the Authority will not award HOME funds to more than three (3) Principal(s) directly or indirectly. Applicants will be deemed to be related if any Principal of an applicant is also a Principal to any other Applicant.

   Regardless of the percentage of participation a Principal has in a development, one hundred percent (100%) of the development's HOME reservation will count toward the limitation per Principal.

8. The Authority will not accept applications proposing a development to be subdivided into two (2) or more developments or multiple phases of the same development during the same funding cycle.

9. HOME applicants must have a designated **Program Administrator on staff** that will be responsible for coordination of the development, implementation and successful completion of the project.

10. Applicants who require HOME funds in combination with a Low-Income Housing Tax Credit (LIHTC) project **may not** apply in this funding round. HOME funds may **only** be obtained in the special LIHTC/HOME combined round.

11. Applicants may request Housing Trust funds in combination with the HOME program **only** during the HOME cycle. (See Section B2 of the application);

12. For projects involving relocation, applicants must provide the following:
    a. a current certified rent role, **AND**
    b. completed *Tenant Profile Forms* (**Form M39**) for **each** occupied household, **AND**
    c. acceptable documentation indicating that *General Information Notices* (**Exhibits 4 or 5**) have been completed and successfully delivered to 100% of the existing tenants.

F) ***Rating and Ranking –Applicant Experience, Capacity and Program Design***

EXPERIENCE

This section addresses the experience of the applicant to develop and implement affordable housing programs. Points will be awarded based on the experience and success in developing HOME projects or for first time applicants demonstrating experience in developing housing projects similar to that proposed. Applicants must complete *Applicant Experience Certification* for points **(Form M34)**

1. HOME Development Experience – Owners which include individual(s), corporation(s), or in the case of a nonprofit, for-profit, public housing authority's or local governments will receive points for previous development of successful HOME properties. The owner may include experience gained as an owner of another firm, not as an employee of another firm. Experience in HOME developments means coordinating the development team from the planning, financing and construction of a development through receipt of Certificates of Occupancy. Applicants must have a current ownership interest in the development(s) listed for points on **Certification form to be provided**. Experience will be awarded as follows:

Completed 1 HOME project	1 Points
Completed 2 HOME projects	2 Points
Completed 3 HOME projects	3 Points
Completed 4 HOME projects	4 Points
Completed 5 HOME projects	5 Points

2. FIRST TIME applicant demonstrates the ability to implement the projects
   a. Applicant demonstrates the ability to manage a similar grant program or other public funds. — 4 Points
   b. Applicant demonstrates a working relationship with a management team/development/consultants/ or firm which has successfully managed a similar grant program or other public funds. — 4 Points

PERFORMANCE

This section addresses the applicant's previous performance in the areas of program schedule, implementation, reporting, and program results, with the State's HOME Program for the **past three years**.

1. Points will be awarded to applicants that have successfully completed HOME projects before or within the original 24 month agreement period. — 3 Points
2. Points will be awarded to applicants that have not had funds deobligated or rescinded due to lack of performance. — 3 Points
3. Points will be awarded to owners, developers, associates, partners etc. that have not had repeated failures to submit required HOME documentation in a timely manner, serious and/or repeated violations of program requirements and have never been in default with a loan. — 3 Points

Points will be awarded for original applications submitted in prior years that did not request nor did they require changes (i.e. change orders, number of units, plans, work-write-ups, etc.) — 3 points

PROGRAM DESIGN

This section addresses the applicant's program design.

1. Applicant will receive points for degree of readiness to include the following aspects:
   a. **Site Control**: Applicant owns sites and provides a copy of the deed. — 3 Points

b. **Existence of Waiting List: (A Certification must be provided)** 3 Points
Applicants will be awarded points that provide evidence of a list of potential tenants based on their marketing outreach efforts and evidence of outreach efforts that are documented. (i.e. brochures, letters, radio etc.)

c. Applicant provides **Final** Plans/Specifications/Work Write-Ups for review and approval. 3 Points

d. Applicant demonstrates that the locality has approved Plans and Specifications. 3 Points

e. Applicant demonstrates that utilities are available at the time of application **ON** the site to include water, sewer, and electrical. 3 Points

2. Applicant will be awarded points for Preservation and/or working within current state or local initiatives to include the following:

a. Applicant will be awarded points for the preservation of existing rental units that increase or preserve affordable housing. 3 Points

b. Applicant will be awarded points if there is less than a 10% rent increase over previous rent amount following rehabilitation for one year after completion. 3 Points

c. Proposed project includes designated homeless units for families. 3 Points

d. Proposed project will be located in a highly impacted foreclosure area(s) per HUD's most current statistics or the project uses foreclosed and vacant property. 3 Points

e. Proposed project located within a current identified master plan or revitalization plan or empowerment zones. 3 Points

3. Applicant will be awarded points for projects that are designed to provide new construction infill only. 3 Points

4. Applicant will be awarded points for proposed projects that are not seeking HOME funds in conjunction with other Authority resources (i.e. HTF). 5 Points

FINANCIAL STRUCTURE

Commitment of Other Funding Sources: Applicant has a written commitment from the source(s) at the time of application. The commitments are permanent contributions to the project. Be advised that applicants that are required to provide match will automatically receive these points. Funds from other Authority administered programs cannot be used as match.

1. Applicant proposes a project not entirely funded with HOME dollars. The financial structure consists of additional sources of funds leveraged from non-Authority administered programs.
Calculation:
Total HOME and HTF / Total Development Costs = Total Percentage.

a. 25% or less of the Total Development Costs will be funded with Authority dollars 8 Points

b. 50% or less of the Total Development Costs will be funded with Authority dollars. 6 Points

c. 75% or less of the Total Development Costs will be funded with Authority dollars 4 Points

2. Applicant's financial design proposes repayment of one hundred percent (100%) of the HOME award to the Authority. 5 Points

GREEN or ENERGY EFFICIENCY DESIGN

Energy Efficiency element include: (Helpful website www.energystar.gov)

1. Energy Audit Inspection for existing structures. 1 Point

2. Energy Star qualified heat pump, furnace, boiler, air conditioning or ventilation equipment all with Energy Star qualified thermostats for equipment that require thermostats. 1 Point

3. Energy Star refrigerators and dishwashers 1 Point

4. Energy Star qualified lighting or Energy Star label compact fluorescent lamps in conventional fixtures the combination which make up 70 percent of the interior lighting. 1 Point

5. Energy Star qualified windows. 1 Point

Green element include:

1. Demolition Plan – Includes recycling, managing waste and hazardous materials 1 Point

2. Landscaping – Use native drought resistance plantings, protect trees during construction 1 Point

3. Green Building Products – Including site design, building materials, renewable energy, Water conservation, healthy home designs. (Helpful websites www.usbgc.org) 1 Point

4. Moisture & Mildew – Correct all observed areas and moisture infiltration within the building. Identify remedies and accepted practices for treatment. 1 Point

5. Water Conserving Features – toilets with 1.6 gallons or less per flush, shower heads – 2.0 GPM, bath and kitchen faucets 2.0 GPM or less. 1 Point

Attachment B – HOMEOWNERSHIP Threshold & Criteria Requirements

A) ***General Rules***

As required, the South Carolina State Housing Finance and Development Authority (Authority), evaluates each application to determine which projects will be recommended to receive HOME funds. Applicants must complete the following basic steps and general rules:

1. Applications for Homeownership require a nonrefundable $25 processing fee that must be submitted along with the application. Applications will be accepted beginning **Friday, February 18, 2011 through Friday, April 1, 2011.** All applications must be received not later than 5:00 pm, Eastern Standard Time, on **Friday, April 1, 2011**. Applications received after the deadline ***will not be considered and will be returned to the applicant.***

2. A complete application must be submitted to the Authority. The application package contains a checklist outlining items necessary to complete the application. The application is deemed complete if all pages are submitted on original forms with required documentation. A review is conducted for threshold requirements as described in Attachments A & B as well as any missing documents. If an application remains incomplete after notification of the missing document(s) and expiration of the time allowed for submission of the missing document(s), the application is rejected, and no further consideration will be given.

3. The application review process includes rating and ranking those applications that remain based on the applicant's experience, capacity and program design.

Implementation of HOME eligible program activities will be encouraged by the Authority as outlined below:

B) ***Homeownership***

Eligible Homeownership Applicants

Eligible applicants include Units of Local Government (cities, counties, and towns), Public Housing Authorities, Community Housing Development Organizations (CHDOs), and Nonprofit entities.

Terms and Limits of Financial Assistance

HOME funds are available for down payment, closing costs, acquisition and/or rehabilitation (of existing properties), and new construction.

The financial assistance for Homeownership is restricted based on per unit subsidy maximum and a program maximum of **$200,000**. HOME funds requested must equal the amount of subsidy per unit requested when applying for total grant amounts (i.e. if requesting $200,000 for a maximum HOME subsidy per unit the applicant would be providing (13) thirteen to (14) fourteen HOME assisted units).
The following subsidy amount cannot be exceeded in any one HOME assisted unit:

- Maximum HOME Subsidy per unit: $15,000
- Project delivery costs may not exceed $1,500 per unit (the maximum HOME subsidy amount does not include the allowed delivery cost). Project delivery cost is provided based on the following:
  Applicants awarded HOME funds that provide a minimum of 8 hours face to face housing counseling for down payment and closing cost will received a maximum of $750 per unit.
  Applicants awarded HOME funds that provide a minimum of 8 hours face to face housing counseling for down payment and closing cost in conjunction with new construction or rehabilitation will be provided a maximum of $1,500 per unit.

- Any combination of HOME and other Authority funds for homeownership may not exceed the $15,000 per unit subsidy limit (excluding project delivery cost).
- Construction financing (rehabilitation or new construction) at 0% interest is available for all eligible applicants. The Authority requires that any remaining HOME construction financing funds received at closing be used within a three month (3) period from the date of closing to construct the next unit.

C) *Designated Community Housing Organizations (CHDO) Operating Funds:*

CHDOs awarded 2011 HOME project funds are eligible to receive operating funds. Operating funds are awarded based on the amount of available operating funds. CHDOs receiving less than or equal to $100,000 in a HOME award, may receive operating funds up to 50% of the amount of the project funds awarded. CHDOs that are awarded more than $100,000 in project funds may receive up to $50,000. CHDO's cannot receive more than $50,000 in operating funds in any one calendar year.

D) *Application Evaluation Process*

In addition to the basic requirements described earlier, applicants applying for rental or homeownership applications will be evaluated based on the process outlined below:

1. Applications not meeting threshold criteria **or** compliance with federal/state laws, **or** HOME program requirements will be rejected and returned to the applicant.

2. Authority staff will review applications for completeness. Applicants will be notified of any deficiencies in their applications and will be given the opportunity to correct any correctable items. A list of missing and/or incomplete documents will be provided to the applicant. Applications with **five (5**) or more missing items and/or incomplete items will be disqualified and returned to the applicant. The applicant will have ten (10) business days from the date of notification to provide the missing and/or incomplete documents to the Authority. Failure to return all required documentation and/or information within ten (10) business days will **automatically** disqualify the application from further review.

3. Applications deemed to financially feasible, require subsidy and are consistent with HOME policies, will be recommended to the Executive Director. Applications will be considered until available funding is depleted. Any unused funds will automatically be applied to other activities until exhausted. **The Authority staff will exercise sole discretion when deciding whether to accept or reject proposals.**

4. It is anticipated that reservations for HOME awards will be issued not later than ninety 90) days after the application deadline. A tentative schedule has been provided below:

HOME Application Workshop	February 16, 2011 February 17, 2011
Final Submission of Application	April 1, 2011
Initial Review for Threshold and Criteria	April 22, 2011
Missing Documentation Notices Sent	April 29, 2011
Missing Documentation Returned	Will be 10 days from date notice is sent
Underwriting Review	April 29, 2011 – May 31, 2011
Reservations	June 17, 2011
Implementation	July or August 2011

E) *Minimum Threshold Requirements*

Applicants seeking HOME funds for **Homeownership** activities must meet the following minimum requirements. Applications that do not meet the minimum requirements will be eliminated from further review.

1. Applicants proposing a project in a local Participating Jurisdiction (PJ) and requesting State HOME funds must provide a twenty-five percent (25%) match. The match will be a permanent executed commitment of funds which can be provided by **other federal and/or private funds or a** local PJ's **HOME funds. No Authority administered program funds may be used to meet this match.** The PJs are:

City of Charleston	Charleston County	City of Greenville
Greenville County	Anderson City/County Consortium	Spartanburg County
City of Columbia	Richland County	City of Spartanburg
Waccamaw Consortium (*Horry, Georgetown, Williamsburg*)	Beaufort-Jasper Consortium (*Beaufort, Jasper, Hampton, Colleton*)	Sumter County Regional Consortium *(Sumter, Lee, Clarendon, Kershaw)*
Lexington County	Savannah Consortium (*Abbeville, McCormick, Edgefield, Saluda, Greenwood, Laurens*)	

Projects located in PJ areas must submit a match certification and commitment letter(s) at time of application.

2. PJs may not apply for State HOME funds;

3. Outstanding Noncompliance Issues

   ANY organization, participating developer(s), general partner(s), or managing members(s) that submit an application which demonstrates the following outstanding noncompliance issues will be automatically disqualified:

   - Uncorrected non-compliance violations with the Authority.
   - Unacceptable, or not in good standing with other Authority administered programs.
   - Debarred from participation in other federal programs (i.e. HUD, RHS, CDBG, HOPWA, ESG etc.).

   The **Authority has sole discretion in the** determination of non-compliance and is not subject to interpretation (appeal) or final resolution of the non-compliance violation;

4. Applicants who currently have HOME **program income** or CHDO **program proceeds** are not eligible to apply for additional HOME funds until those funds have been expended.

5. Participants with HOME awards must meet the required percentage of completion not later than **March 11, 2011**. In order to participate in the 2011 HOME cycle previous:
   - 2008 and earlier HOME awards **must** be officially closed out; and
   - Those applicants with active open HOME awards must be in compliance with executed HOME award agreements by which the required percentage must be completed by March 11, 2011 in order to participate.

   HOME awards are considered officially closed out when all construction is completed, certificate of occupancy is issued, and all payments and project completion reports have been processed and approved by the Authority.

   The Authority considers HOME awards compliant with the "percentage of total project completed" when the project's construction has met the percentage requirement. To meet this requirement the Authority will consider an Architects signed certification of percentage

complete, or a recent inspection (no more than **30 days** prior to the **March 11th deadline**) performed by an Authority inspector.

6. No county, in any given year, can receive more than 50% of the current year's available Homeownership set aside in the Round One Funding Selection. It is the Authority's intent to promote fair and objective administration of the **HOME** program by ensuring that no single county receives an excessive share of the available program funds in any one application cycle.

7. ***Applicants applying for homeownership*** that have related entities, principals, and/or individuals shall not be allocated HOME funds in excess of one (1) award in the state's 2011 HOME fund allocation cycle. (See definitions below)

   The intent of the ceiling is to promote fair and objective administration of the HOME program by ensuring that no single entity receives an excessive share of the available program funds in any one application cycle. A significant factor in the Authority's evaluation will be whether, based on the facts and circumstances, the primary purpose of the party's involvement in a project appears to be avoidance of the maximum.

   - **Individual persons** – any individual considered related to each other such as any of the following direct relationships: parent, child, spouse, son-in law, daughter-in law, father-in-law, included any such direct relationship created by marriage, remarriage, adoption, or any other legally recognized status, or if one individual is an employer, by common law or otherwise, of the other.

   - **Principal** – any Applicant, owner, developer, guarantor, financial guarantor, or any other person, corporation, partnership, joint venture, or other entity, including any affiliate thereof, or any other person, firm, corporation, or entity of any kind whatsoever that either directly or indirectly receives a portion of the development fee (whether or not deferred) for development services and/or receives any compensation with respect to such development.

   - **Related Parties** - Notwithstanding anything to the contrary contained herein, the Authority will not award HOME funds to more than three (3) Principal(s) directly or indirectly. Applicants will be deemed to be related if any Principal of an applicant is also a Principal to any other Applicant.

   Regardless of the percentage of participation a Principal has in a development, one hundred percent (100%) of the development's HOME reservation will count toward the limitation per Principal.

8. The Authority will not accept applications proposing a development to be subdivided into two (2) or more developments or multiple phases of the same development during the same funding cycle.

9. HOME applicants must have a designated **Program Administrator on staff** that will be responsible for coordination of the development, implementation and successful completion of the project.

10. The first mortgage interest rate for the beneficiary to be served shall not be greater than 1.50% higher than the Authority's current MRB program, as of the date of the letter of commitment to the beneficiary.

11. For projects involving relocation, applicants must provide the following:

    a. a current certified rent role, AND

    b. completed *Tenant Profile Forms* (**Form M39**) for **each** occupied household, **AND**

c. acceptable documentation indicating that *General Information Notices* (**Exhibits 2 and 3**) have been completed and successfully delivered to 100% of the existing tenants.

F) ***Rating and Ranking –Applicant Experience, Capacity and Program Design***

EXPERIENCE

This section addresses the experience of the applicant to develop and implement affordable housing programs. Points will be awarded based on the experience and success in developing HOME projects or for first time applicants demonstrating experience in developing housing projects similar to that proposed.

1. HOME Development Experience – Owners which include individual(s), corporation(s), or in the case of a nonprofit, for-profit, public housing authority's or local governments will receive points for previous development of successful HOME properties. The owner may include experience gained as an owner of another firm, not as an employee of another firm. Experience in HOME developments means coordinating the development team from the planning, financing and construction of a development through receipt of Certificates of Occupancy. Applicants must have a current ownership interest in the development(s) listed for points on **Certification form to be provided**. Experience will be awarded as follows:

Completed 1 HOME project	1 Points
Completed 2 HOME projects	2 Points
Completed 3 HOME projects	3 Points
Completed 4 HOME projects	3Points
Completed 5 HOME projects	5 Points

2. FIRST TIME applicant demonstrates the ability to implement the projects.
   a. Applicant demonstrates the ability to manage a similar grant program or other public funds. — 4 Points
   b. Applicant demonstrates a working relationship with a management team/development/consultants/ or firm which has successfully managed a similar grant program or other public funds. — 4 Points

PERFORMANCE

This section addresses the applicant's previous performance in the areas of program schedule, implementation, reporting, and program results, with the State's HOME Program for the **past three years**.

1. Points will be awarded to applicants that have successfully completed HOME projects before or within the original 24 month agreement period. — 3 Points
2. Points will be awarded to applicants that have not had funds deobligated or rescinded due to lack of performance. — 3 Points
3. Points will be awarded to owners, developers, associates, partners etc. that have not had repeated failures to submit required HOME documentation in a timely manner, serious and/or repeated violations of program requirements and have never been in default with a loan. — 3 Points
4. Applicant will be awarded points for proposed projects that are not seeking HOME funds in conjunction with other Authority resources (i.e. HTF or HAPP etc.). — 5 Points

PROGRAM DESIGN

This section addresses the applicant's program design.

1. Applicant will receive points for degree of readiness to include the following aspects:
   a. **Site Control**: Applicant owns site and provides a copy of the deed. 3 Points
   b. **Existence of Waiting List: (A Certification must be provided)** Applicants will be awarded points that provide evidence of pre-qualified homebuyers. Pre-qualified homebuyers are defined as households that have a received homebuyer counseling certification; have been income qualified; and have received preliminary approval from a lending institution for the primary mortgage. 3 Points
   c. Applicant provides **Final** Plans/Specifications/Work Write-Ups for review and approval. 3 Points
   d. Applicant demonstrates that the locality has approved Plans and Specifications. 3 Points
   e. Applicant demonstrates that utilities are available at the time of application **ON** the site to include water, sewer, and electrical. 3 Points

2. Applicants will be awarded points for Preservation and/or working within current state or local initiatives to include the following:

   - Proposed project will be located in a highly impacted foreclosure area(s) per HUD's most current statistics or the project uses foreclosed and vacant property (provide websites where stats can be found) 3 Points
   - Proposed project located within a current identified master plans, or revitalization plans, or empowerment zones. 3 Points

3. Applicant will be awarded points for projects that are designed to provide new construction infill only. . 3 Points

4. Applicant will be awarded points for proposed projects that are not seeking HOME funds in conjunction with other Authority resources (i.e. HTF or HAPP etc.) 5 Points

5. Applicant will be awarded points for providing $10,000 or less in HOME fund subsidy to beneficiaries. 5 Points

FINANCIAL STRUCTURE

Commitment of Other Funding Sources: Applicant has a written commitment from the source(s) at the time of application. The commitments are permanent contributions to the project. Be advised that applicants that are required to provide match will automatically receive these points. Funds from other Authority administered programs cannot be used as match.

Applicant proposes a project not entirely funded with HOME dollars that's financial structure consists of additional sources of funds leveraged from non-Authority administered programs.
Calculation:

Total HOME and other Authority funds/Total Development Costs = Total Percentage.

- 25% or less of the Total Development Costs will be funded with Authority dollars 8 Points
- 50% or less of the Total Development Costs will be funded with Authority dollars. 6 Points
- 75% or less of the Total Development Costs will be funded with Authority dollars 4 Points

GREEN or ENERGY EFFICIENCY DESIGN

Energy Efficiency element include: (Helpful website www.energystar.gov)

1. Energy Audit Inspection for existing structures. 1 Point

2. Energy Star qualified heat pump, furnace, boiler, air conditioning or ventilation equipment all with Energy Star qualified thermostats for equipment that require thermostats. 1 Point

3. Energy Star refrigerators and dishwashers 1 Point

4. Energy Star qualified lighting or Energy Star label compact fluorescent lamps in conventional fixtures the combination which make up 70 percent of the interior lighting. 1 Point

5. Energy Star qualified windows. 1 Point

Green element include:

1. Demolition Plan – Includes recycling, managing waste and hazardous materials 1 Point

2. Landscaping – Use native drought resistant plantings, protect trees during construction 1 Point

3. Green Building Products – Including site design, building materials, renewable energy, Water conservation, healthy home designs. Helpful websites www.usbgc.org 1 Point

4. Moisture & Mildew – Correct all observed areas and moisture infiltration within the building. Identify remedies and accepted practices for treatment. 1 Point

5. Water Conserving features – toilets with 1.6 gallons or less per flush, shower heads – 2.0 GPM, bath and kitchen faucets 2.0 GPM or less. 1 Point

SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

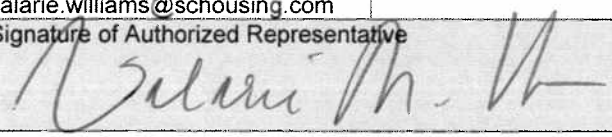
Date Submitted June 6, 2011	Applicant Identifier Participating Jurisdiction	**Type of Submission**	
Date Received by state	State Identifier: M11-SG450100	**Application**	**Pre-application**
Date Received by HUD	Federal Identifier	☒ Construction	☐ Construction
		☐ Non Construction	☐ Non Construction
Applicant Information			
Jurisdiction: **Statewide**		UOG Code: 450001 0001	
Street Address Line 1: 300-C Outlet Pointe Blvd.		Organizational DUNS: 83-863436-8	
Street Address Line 2		Organizational Unit: State Government	
City: Columbia	South Carolina	Department: Housing Development	
ZIP: 29210	Country U.S.A.	Division: Application Management	
Employer Identification Number (EIN):		County: Richland	
59-1585639		Program Year Start Date (MM/DD):04/01/11	
Applicant Type:		**Specify Other Type if necessary:**	
State of South Carolina		Specify Other Type	
Program Funding		**U.S. Department of Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
$CDBG Grant Amount	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles: HOME Investment Partnership Program		Description of Areas Affected by HOME Project(s) Statewide	
$HOME Grant Amount: $6,922,241	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	

$Locally Leveraged Funds	$Grantee Funds Leveraged
$Anticipated Program Income: $3,000,000	Other (Describe): Carry Forward: $2,000,000
Total Funds Leveraged for HOME-based Project(s): $11,922,241	

Housing Opportunities for People with AIDS	14.241 HOPWA	
HOPWA Project Titles	Description of Areas Affected by HOPWA Project(s)	
$HOPWA Grant Amount	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds	$Grantee Funds Leveraged	
$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)		

Emergency Shelter Grants Program	14.231 ESG	
ESG Project Titles	Description of Areas Affected by ESG Project(s)	
$ESG Grant Amount	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds	$Grantee Funds Leveraged	
$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: Statewide	Project Districts: Statewide		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☒ Yes	This application was made available to the state EO 12372 process for review on 1/13/11
		☐ No	Program is not covered by EO 12372
☐ Yes	☒ No	☐ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Valarie	Middle Initial: M.	Last Name: Williams
Title: Executive Director	Phone: (803) 896-9005	Fax: (803) 551-4876
eMail: valarie.williams@schousing.com	Grantee Website: schousing.com	Other Contact
Signature of Authorized Representative 		Date Signed: June 8, 2011

South Carolina
Housing Opportunities for Persons With AIDS (HOPWA) Program
FY 2011 Annual Action Plan
December 21, 2010

SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 06/0/3/2011	Applicant Identifier	**Type of Submission**	
Date Received by state	State Identifier	**Application**	**Pre-application**
Date Received by HUD	Federal Identifier	☐ Construction	☐ Construction
		x☐ Non Construction	☐ Non Construction
Applicant Information			
South Carolina Dept. of Health and Env. Control		UOG Code	
Street Address Line 1 2600 Bull Street		Organizational DUNS 808385892	
Street Address Line 2		Organizational Unit SC DHEC	
City Columbia	South Carolina	Department Bureau of Disease Control	
ZIP 29201	Country U.S.A.	Division STD/HIV	
Employer Identification Number (EIN):		County Richland	
57-6000286		Program Year Start Date (MM/DD) 4/1/2011	
Applicant Type:		**Specify Other Type if necessary:**	
HOPWA Formula Grant		Specify Other Type	
Program Funding		**U.S. Department of Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
$CDBG Grant Amount	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
$HOME Grant Amount	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	

$Anticipated Program Income	Other (Describe)
Total Funds Leveraged for HOME-based Project(s)	

Housing Opportunities for People with AIDS	14.241 HOPWA	
HOPWA Project Titles S Statewide HOPWA Program	Description of Areas Affected by HOPWA Project(s) All areas of SC outside of Columbia, Charleston, Charlotte, and Augusta MSAs.	
$HOPWA Grant Amount $1,728,286	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged 0	$Additional State Funds Leveraged 0	
$Locally Leveraged Funds 0	$Grantee Funds Leveraged 0	
$Anticipated Program Income 0	Other (Describe) 0	
Total Funds Leveraged for HOPWA-based Project(s) 0		

Emergency Shelter Grants Program	14.231 ESG	
ESG Project Titles	Description of Areas Affected by ESG Project(s)	
$ESG Grant Amount	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds	$Grantee Funds Leveraged	
$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		x☐ Yes	This application was made available to the state EO 12372 process for review on DATE 6/10/11
		☐ No	Program is not covered by EO 12372
☐ Yes	x☐ No	☐ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name Noreen	Middle Initial	Last Name O'Donnell
Title Program Manager	Phone (803) 898-0198	Fax (803) 898-0573
eMail odonnent@dhec.sc.gov	Grantee Website	Other Contact
Signature of Authorized Representative Jane F. Waddell		Date Signed 6/3/11

Budget Information - Non Construction Programs

OMB Approval No. 0348-0044

Section A - Budget Summary

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1.						$0
2.						$0
3.						$0
4.						$0
5. Totals		$0	$0	$0	$0	$0

Section B - Budget Categories

6. Object Class Categories	Grant Program, Function or Activity				Total (5)
	(1)	(2)	(3)	(4)	
a. Personnel					$0
b. Fringe Benefits					$0
c. Travel					$0
d. Equipment					$0
e. Supplies					$0
f. Contractual	$1,728,286				$1,728,286
g. Construction					$0
h. Other					$0
i. Total Direct Charges (sum of 6a-6h)	$1,728,286	$0	$0	$0	$1,728,286
j. Indirect Charges					$0
k. Totals (sum of 6i-6j)	$1,728,286	$0	$0	$0	$1,728,286
7. Program Income					$0

Section C - Non-Federal Resources					
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) Totals
8.				$0
9.				$0
10.				$0
11.				$0
12. Total (sum of lines 8 - 11)	$0	$0	$0	$0

Section D - Forecasted Cash Needs					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th quarter
13. Federal	$1,728,286	$432,072	$432,072	$432,072	$432,072
14. Non-Federal	$0				
15. Total (sum of lines 13 and 14)	$1,728,286	$432,072	$432,072	$432,072	$432,072

Section E - Budget Estimates of Federal Funds Needed for Balance of the Project				
	Future Funding Periods (Years)			
(a) Grant Program	(b) First	(c) Second	(d) Third	(e) Fourth
16.	$1,879,600	$2,067,560	$2,274,316	$2,501,747
17.				
18.				
19.				
20. Total (sum of lines 16-19)	$1,879,600	$2,067,560	$2,274,316	$2,501,747

Section F - Other Budget Information	
21. Direct Charges	22. Indirect Charges

23. Remarks

HOPWA Program Abstract

The STD/HIV Division of the South Carolina Department of Health and Environmental Control (DHEC) is the South Carolina applicant for the FY 2011 Housing Opportunities for Persons With AIDS (HOPWA) formula grant and proposes the following activities: 1) Short-term Rent, Mortgage and Utility Assistance (STRMU); 2) Supportive Services; 3) Tenant Based Rental Assistance (TBRA); and 4) Operating Costs. During FY 2011, the South Carolina HOPWA program will fund the following counties: Chester, Lancaster, Oconee, Union, Abbeville, Laurens, Greenwood, McCormick, Barnwell, Allendale, Hampton, Colleton, Jasper, Beaufort, Chesterfield, Marlboro, Darlington, Florence, Dillon, Marion, Williamsburg, Horry, Georgetown, Bamberg, Orangeburg, Lee, Sumter, Clarendon, Newberry, Greenville, Anderson, Spartanburg, Cherokee and Pickens. The level of funding for FY 2011 is estimated at $1,708,727. The following amounts are estimated allocations to these programs:

1) Short-term Rent, Mortgage and Utility	$ 214,392
2) Supportive Services	$ 714,215
3) Permanent Housing Placement Services	$ 27,764
3) Tenant Based Rental Assistance*	$ 497,973
4) Operating Costs*	$ 126,826
5) Sponsor Administrative Expenses	$ 85,467
6) Grantee Administrative Expenses	$ 42,090
Total Award	$1,708,727

During FY 2011 state HOPWA funds are expected to provide approximately 325 eligible persons with STRMU assistance, and 900 eligible persons will receive supportive services either with or without associated housing assistance. Permanent Housing Placement Services are expected to be provided to 70 clients. It is estimated that over 125 persons will receive tenant based rental assistance. Transitional housing and a supportive housing facility will be supported to provide housing and services to approximately 25 at risk clients. The focus on long-term housing is a response to the changing HIV epidemic and assessment/prioritization of permanent housing in South Carolina. Due to changes in the HIV epidemic and thus the needs of PLWHA (Persons Living With HIV/AIDS), a decrease in the number of persons served with STRMU and an increase in the number of individuals receiving TBRA has occurred. This trend is expected to continue.

PROGRAM PLAN

1. Statement of Need

a. The HIV Epidemic

During the calendar year of 2008, according to the CDC HIV/AIDS Surveillance Report, South Carolina ranked 10th among states, the District of Columbia, and U.S. dependent areas with an AIDS case rate of 15.5 per 100,000 population. During this same time period, South Carolina also ranked seventh among states and the District of Columbia with an AIDS case rate of 13.0 per 100,000 for female adolescent/adult AIDS cases. The epidemic is continuing to grow with an

average of 775 cases of HIV infection reported each year. As of December 31, 2009, there were 23,862 people cumulatively reported with HIV, and of them, 18,320 have been diagnosed with AIDS.

South Carolina has experienced a 52 percent increase of all people living with HIV/AIDS from 1999 to 2009. More dramatic, there has been an increase of 65 percent in the number of women living at the end of 2009 compared with the number living in 1999. At the end of 2009, there were 14,795 persons estimated to be living with HIV (including AIDS) in South Carolina (Fig. 1), excluding persons diagnosed in other states who now live in the state.

Men unequivocally are disproportionately affected by HIV/AIDS. They make up 49 percent of South Carolina's total population, but comprise 69 percent of people living with HIV (prevalence).

African-Americans are also disproportionately impacted by HIV/AIDS in South Carolina. They comprise 29 percent of the state's total population, yet 73 percent of the total people living with HIV are African-American. African-American men comprise 13 percent of the state's population, yet 47 percent of the total prevalent HIV/AIDS cases in 2009. African-American women, similarly, comprise 15 percent of the population, yet 26 percent of prevalent cases. Three percent of total cases are Hispanic, who comprise four percent of the state's population (Figure 2.3).

When looking at age groups, people between the ages of 20 and 44 are disproportionately impacted. They make up 37 percent of the total population yet they represent about 42 percent of prevalent and 69 percent of HIV-only diagnosed cases. The HIV/AIDS case rates are highest for people 20-24 years of age, followed by those 25-44 years

Figures 1 & 2 below show the growing number of persons living with HIV disease (including AIDS) by race/ethnicity and gender. *Note: S.C.'s Epi Profile data used for Figures 1 – 5 analyzes HIV disease trends using the total of HIV cases including persons with AIDS.*

Figure 1: Number of persons estimated living with HIV/AIDS in S.C. by race, 1999-2009

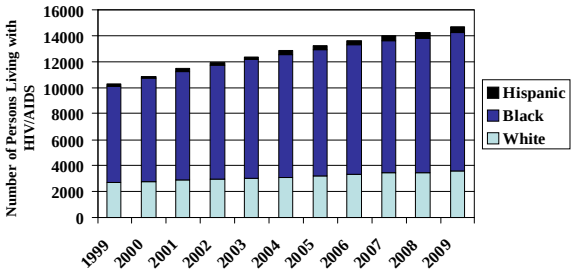
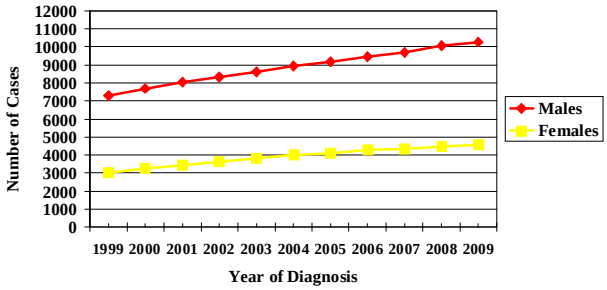


Figure 2: Number of persons estimated living with HIV/AIDS in S.C. by sex, 1999-2009



Nearly 775 persons are newly diagnosed with HIV (including AIDS) in South Carolina annually. Figures 3 & 4 below, from SC epi profile data, compare the numbers of recently diagnosed cases of HIV (including AIDS) in South Carolina during 2008 and 2009. There are no significant changes noted for most demographic categories for the two years. Among younger persons (15 - 24 yrs.) diagnosed 2008/2009, 65% are African American men. The predominant exposure category reported was male-to-male sex (73% among persons with reported risks).

Figure 3: Number of S.C. HIV/AIDS cases by race/ethnicity/gender, diagnosed 2008-2009

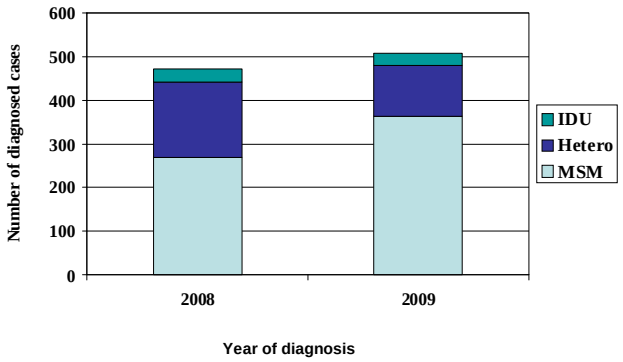
Race/Ethnicity/Gender	CY 2008	CY 2009
Black men	349	419
Black women	170	132
White men	127	149
White women	40	38
Hispanic men	35	23
Hispanic women	7	5

Figure 4: Number of S.C. HIV/AIDS cases by age, diagnosed 2008-2009

Age	CY 2008	CY 2009
15-19 years	47	47
20-24 years	109	137
25-29 years	119	105
30-44 years	252	265
45+ years	203	225

By exposure category, the HIV/AIDS epidemic in South Carolina continues to be primarily men who have sex men (44% of prevalent and 64% of incident cases among

Figure 5: Number of S.C. HIV/AIDS cases by exposure category, diagnosed 2008-2009



persons with reported risk), and heterosexual (about 38% of prevalent and 29% of incident cases among persons with reported risk). Injecting drug use is not a major transmission category, comprising 16% of persons living with HIV &AIDS. Comparing recently diagnosed HIV/AIDS cases by exposure category (Fig. 5), shows similar proportions for 2008 & 2009. Compared to living cases, injecting drug use accounts for 7% of new diagnosed cases with risk reported.

b. HIV and its Relationship to Homelessness

The National Alliance to End Homelessness estimates that 3.4% of homeless people were HIV-positive in 2006, compared to 0.4% of adults and adolescents in the general population (Centers for Disease Control and Prevention, 2008).

HIV/AIDS and homelessness are intricately related. The costs of health care and medications for people living with HIV/AIDS (PLWHA) are often too high for people to keep up with. In addition, PLWHA are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50% of PLWHA in the United States are at risk of becoming homeless (National Alliance to End Homelessness, 2006). Based on this national estimate, South Carolina could have approximately 7,000 persons in this category.

In addition, the conditions of homelessness may increase the risk of contracting HIV. A disproportionately large number of homeless people suffer from substance abuse disorders. Many homeless people inject drugs intravenously, and may share or reuse needles. This practice is responsible for 13% of HIV/AIDS diagnoses in the United States. An additional 50% of cases are a result of male-to-male sexual contact, and 33% are due to heterosexual sex (Centers for Disease Control and Prevention). Unfortunately, the conditions of homelessness may lead to sexual behaviors that increase the risk of contracting HIV. For example, many shelters are single sex, and most offer limited privacy, including communal sleeping and bathing. These circumstances make it difficult for shelter residents to form stable sexual relationships (University of California San Francisco Center for AIDS Prevention Studies, 2005).

Homeless people with HIV/AIDS encounter many challenges to their health. Due to factors such as poor hygiene, malnutrition, and exposure to cold and rainy weather, homeless people are already three to six times more likely than housed people to become ill (National Health Care for the Homeless Council, 2008). Since HIV targets the immune system, PLWHA do not have the ability to fight off disease, and their risk of illness is even higher. Additionally, crowded shelters

with poor ventilation can endanger people with HIV/AIDS by exposing them to infections such as hepatitis A, pneumonia, tuberculosis, and skin infections. One study shows that people who sleep in a shelter are twice as likely to have tuberculosis if they are HIV-positive (National Alliance to End Homelessness, 2006).

Psychological factors play an additional role in the progression of HIV/AIDS. Psychological distress has been shown to increase the severity of the disease (Greeson et al., 2008). People who are homeless experience a great deal of stress on a daily basis, which exacerbates the progression of HIV/AIDS. Additionally, stress, depression, and other psychosocial factors that are common in homeless people affect behaviors, which in turn affect the progression of HIV/AIDS. For example, depression decreases a person's likelihood to adhere to medication, which is necessary to treat HIV/AIDS (Gore-Felton and Koopman, 2008).

It is very difficult for homeless PLWHA to adequately treat their disease. For example, homelessness makes it more difficult to obtain and use antiretroviral treatments (ARTs), the medication for HIV/AIDS medications. ARTs have complex regimens, and adherence is very difficult for people who don't have access to stable housing, clean water, bathrooms, refrigeration, and food (National Alliance to End Homelessness, 2006). Many homeless people also do not have health insurance and cannot pay for the medications and health services that are necessary to treat HIV/AIDS.

Even when an individual with HIV/AIDS is not homeless there are multiple risks for becoming homeless. Throughout many communities, persons living with HIV or AIDS risk losing their housing due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to AIDS and related illnesses. Stable housing is the cornerstone of HIV/AIDS treatment, allowing persons with HIV/AIDS to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. The primary objective of DHEC's HOPWA program is to keep PLWHA from becoming homeless.

c. The Urgent Housing and Supportive Needs of Eligible Persons

HOPWA project sponsors report an ongoing need for short-term rent, mortgage and utility assistance and requests for supportive services such as transportation, mental health counseling, peer support groups, and alcohol and other drug abuse counseling/treatment. Demand is driven by various factors, including the increasing numbers of persons infected with HIV, poverty, increased outreach activities, and increased proficiency of case managers in understanding and referring to HOPWA services. Consistent with the needs of persons living longer and healthier lives with HIV/AIDS today, an increasing demand for long-term housing has resulted in a statewide tenant based rental assistance program and additional transitional and supportive housing.

As indicated earlier, there are about 775 new HIV diagnoses in South Carolina every year. Many of these newly diagnosed cases are receiving early intervention services through local HIV/AIDS service providers. Service providers utilize a comprehensive, standardized intake format for case managers working with persons affected by HIV, resulting in more thorough assessment of client needs and a corresponding increase in referrals to programs such as HOPWA that can help

clients stay in their homes or in shelters and off the streets where they are even more susceptible to opportunistic infections.

The statewide planning process for the updated 2009 Statewide Coordinated Statement of Need (SCSN) identified housing needs across a continuum of housing options, including emergency housing and temporary shelter, extended care housing options, in-patient hospice, and an inventory of affordable housing. In addition to increasing numbers of persons living with HIV/AIDS needing services, specific barriers have been identified by communities that impact efforts to serve clients. These include:

- Affordable quality housing, including Section 8 properties, is very limited particularly for females.

- Clients with prior criminal convictions do not have access to Section 8 housing and available housing in some areas of state is more expensive causing HOPWA and other funds to be used more quickly.

- Several public housing projects have significant alcohol and drug abuse problems. Many HIV infected mothers and fathers are concerned about raising their children in that environment.

- Stigma and perceived discrimination cause HIV infected persons to be reluctant to disclose their status until they end up "on the street".

- Lack of transportation is a barrier in many areas for clients. Many working clients need affordable housing on public transportation routes, or clients may not have transportation to access existing HOPWA sponsors to obtain housing services.

- Waiting lists for Housing Authorities are still generally months to years in length and without "preference" listing, people with AIDS are likely to have used all HOPWA funds or be dead before rising on the list.

- With the advent of new treatments that are allowing HIV/AIDS persons to live longer, disability is taking longer to make decisions than in previous years. The 21 weeks allowed by HOPWA is usually expended before disability is decided.

These barriers and the trends in the epidemic noted above indicate that over the next 5 -10 years there is an urgent need for more affordable housing on a long term basis, particularly housing in areas that provide a safe, healthy environment for families or women with children. A focus on long-term housing is a response to the changing HIV epidemic and assessment/prioritization of permanent housing in South Carolina.

In addition to bricks and mortar housing needs, there is a great need for supportive services that link people to and keep them in stable housing and medical care. Local HOPWA sponsors and Ryan White case management efforts have improved the overall service delivery to persons with HIV through appointment and medication adherence counseling efforts. As a result, local case

managers are better able to respond to the increase in demand for these services, thereby increasing the number of clients/families served. In addition, all project sponsors and case managers have a software system that has standardized case management activities by service provider. Basic standards have become part of the required intake process through this software. The software can measure acuity levels of clients seen by case managers and generate reports of all service contacts.

Local service providers face ongoing challenges associated with HIV treatment costs and problems with adherence to the extremely complex drug regimens. The combination drug treatment that is recommended by experts for treating HIV costs approximately $11,000 per year. Most people with HIV cannot afford to pay for these medications. In addition, if clients do not adhere strictly to the regimens prescribed, particularly with protease inhibitors, then resistance can occur which renders the drugs useless.

The 2009 SCSN addresses the issue of HIV anti-retroviral drug therapy adherence with the inclusion of a goal for increasing the proportion of patients on ARV that receive treatment adherence services. Activities to meet this goal include: (1) Develop and implement a tool providers can use to assess client readiness for medication treatment adherence. (2) Assess and address barriers to case managers providing treatment adherence counseling (e.g., knowledge of ARV drugs, dosing, side effects, and drug interactions; and time required to provide education complete applications, and conduct patient assessment). (3) Train case managers on medications, side effects, and issues related to treatment adherence. (4) Educate clients about importance of treatment adherence. (5) Hire staff positions dedicated to adherence counseling.

The increase in numbers of cases, the corresponding demand and the need for more concentrated educational sessions with clients to explain the complicated drug regimens has placed greater burdens on the staffs of the HIV Service Providers, creating the need for additional staff to help manage these caseloads.

2. Response to the Housing Needs of People Living With HIV/AIDS

Fourteen project sponsors experienced in providing a continuum of care for persons and families living with HIV/AIDS each year who are either homeless or at risk for becoming homeless will be recipients of FY 2011 HOPWA funds. Ten project sponsors (AID Upstate; Piedmont Care; Cooperative Ministry; Hope Health; ACCESS; Hope Health Lower Savannah; Catawba Care Coalition; Hope Health Edisto; Upper Savannah Care Services; CARETEAM) will provide short-term rent, mortgage and utility payments for persons with HIV/AIDS and their families. Supportive services will be provided by AID Upstate; Piedmont Care; USC Depart of Medicine; HopeHealth; ACCESS; HopeHealth Edisto; Catawba Care Coalition; HopeHealth Lower Savannah; Upper Savannah Care Services; CARETEAM; Sumter County Health Department; and Sumter Family Health Center. Tenant based rental assistance will be provided statewide by a housing non-profit agency, Fort Mill Housing Services, Inc. Funds for operating costs will be used to provide housing and supportive services for those individuals in transitional facilities. Project Care, a transitional facility in Greenville, has been operated for persons living with HIV for many years and will be partially supported in FY 2011 through a small amount of HOPWA funds for operating costs. The Laurel, a supportive care facility for persons living with HIV,

which opened in Greenville during 2007, will be funded with operating costs in 2011. Although it is located in Greenville the facility accepts clients from other areas of the state.

HOPWA project sponsors are all closely linked with Ryan White Part B Service Providers. Ryan White Part B is also administered by the DHEC STD/HIV Division. This assures a coordinated system of delivery to eligible persons and families with HIV/AIDS.

Supportive services such as case management, transportation and other needed services are offered to eligible persons using Ryan White Part B or other funds. Case managers employed by Ryan White Part B service providers assess client income levels, medical histories and current needs to determine if they qualify for the HOPWA program. Case managers assure a coordinated plan is developed for dealing with long-term housing and supportive services, including assisting clients with making applications for Social Security Disability and/or other forms of assistance.

During 2005, an employment program, the Education & Employment Program (EEP), was established in the Midlands area of the state. The EEP is designed to assist clients with many different aspects in obtaining education and employment. Some of the services provided through this program are: employment searches, resume development, application assistance (education and employment), financial aid applications, job development, interview skills, clothing referrals, job center, email account set up, mailing address and voice mail services. Once a client has successfully obtained employment, EEP staff provides job retention services including telephone conferences, one on one counseling as well as individual and group skills building sessions. The goal is to not only assist clients in obtaining employment but to help them remain employed. EEP will continue to be funded to work out a feasible model to encourage providers to develop and promote employment.

During April 1, 2009 - March 31, 2010, HOPWA project sponsors provided short-term rent, mortgage and utility assistance to 371 persons with HIV/AIDS. One hundred thirty-two units of tenant based rental assistance were provided. Twenty-nine individuals were served by facility based housing assistance. Supportive services were provided to 1,038. And 88 were provided housing placement services.

3. Selection of Project Sponsors

DHEC distributes the funds to regional Ryan White Part B Service Providers, eligible non-profit organizations and/or local health departments that assist persons with HIV/AIDS. The project sponsors are: AID Upstate, Catawba Care Coalition, Cooperative Ministry, Department of Medicine (University of South Carolina), Fort Mill Housing Services, Inc., HopeHealth, ACCESS, HopeHealth Lower Savannah, Piedmont Care, Sumter Family Health Center, HopeHealth Edisto, Upper Savannah Care Services, CARETEAM, and Sumter County Health Department.

4. Informing Eligible Individuals Through Outreach

The HOPWA program continues to be a major portion of the delivery system of services to people and families living with HIV. Information about HOPWA services are widely disseminated statewide through the local HIV Service Providers, county health departments, and other agencies providing services to this population. Information about accessing HOPWA services is available through the toll-free state AIDS Hotline as well as on line at http://www.scdhec.gov/health/disease/stdhiv/hopwa.htm. Hotline staff has completed updating its database of all HIV related services. This resource information is available at: http://www.scdhec.gov/health/disease/stdhiv/sharing.htm.

5. Coordination of HOPWA Assistance

As the DHEC STD/HIV Program administers both the Ryan White Part B and HOPWA grant programs, coordination with local agencies responsible for providing services to persons with HIV/AIDS is assured. Service providers coordinate with agencies serving people with HIV/AIDS in their service area. Service providers routinely gather input from persons with HIV disease. Each service provider provides input into the HOPWA plan. Service Providers meet on a quarterly basis to discuss program progress and to share ideas for better operation of the HIV services delivery system in the state.

The DHEC STD/HIV Division works closely with the South Carolina HIV Planning Council (HPC). The HPC is an advisory committee comprised of people in the state who have been most influential in helping develop plans for HIV prevention and service delivery to people with HIV disease. This committee includes persons with HIV/AIDS and family members of persons with HIV/AIDS. This group is apprised on a regular basis of the progress of the service delivery system in the state, including the use of HOPWA funds.

HOPWA Strategies – FY 11/12

Strategy 1: Provide 300 eligible persons with Short Term Rent Mortgage and Utilities (STRMU) assistance for the purpose of reducing the risk of homelessness for PLWHA.

Implementation: The short-term emergency housing assistance program continues to be an important focus of the State's HOPWA program. The short-term program is expected to provide emergency assistance to approximately 325 people living with HIV to pay rents, utilities and mortgage payments. Services are provided through a network of local organizations also implementing medical case management and primary care services funded primarily through the federal Ryan White Part B program.

Outcomes: Percentage of PLWHA assisted with STRMU that maintain permanent or temporarily stable housing.

Target: 75%

Strategy 2: Provide 850 eligible persons with Supportive Services for the purpose of improving access to care for PLWHA.

Implementation: Supportive services funded through HOPWA include case management, transportation, educational and employment services, and substance abuse services. During the reporting period, it is estimated that 900 persons will receive supportive services. Of those 900 served, 800 by project sponsors also delivering HOPWA housing assistance 100 provided by project sponsors serving households that have other housing arrangements.

Outcomes: Percentage of PLWHA assisted with supportive services in conjunction with housing assistance that have a housing plan for maintaining or establishing stable, on-going housing.

Target: 75%

Strategy 3: Provide 110 eligible persons/families with Tenant Based Rental Assistance (TBRA) for the purpose of providing decent affordable housing.

Implementation: Provide tenant based rental assistance to qualified persons living with HIV/AIDS and their families.

Outcomes: Percentage of PLWHA assisted with TBRA that continue with this housing for the next year.

Target: 80%

Strategy 4: Support innovative housing efforts including approximately 20 transitional and supportive housing units for the purpose of providing decent affordable housing.

Implementation: Support transitional housing and supportive housing facilities to provide housing services through contracts with housing providers focusing on state supported HOPWA counties.

Outcomes: Percentage of PLWHA exiting this program that transition to permanent or temporarily stable housing.

Target: 75%

STATE OF SOUTH CAROLINA

EMERGENCY SHELTER GRANTS PROGRAM

2011 Annual Action Plan

Submitted To:
U.S. Department of Housing and Urban Development
Community Planning and Development Division
1835-1845 Assembly Street
Columbia, South Carolina 29201

Prepared By:
Office of the Governor
Office of Economic Opportunity
1205 Pendleton Street, Columbia, South Carolina 29201
Telephone (803) 734-0662 Fax (803) 734-0356

January 2011

ESG Certifications

The State, seeking funds under the Emergency Shelter Grants (ESG) Program, certifies that it will ensure that its recipients of ESG funds comply with the following requirements:

Major Rehabilitation/Conversion - In the case of major rehabilitation or conversion, it will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the rehabilitation is not major, the recipient will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services - Where the assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to particular site or structure as long as the same general population is served.

Renovation - Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services - It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, local, and private assistance for such individuals.

Matching Funds - It will obtain matching amounts required under 24 CFR §576.71.

Confidentiality - It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement - To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under this program, in providing services assisted through this program, and in providing services for occupants of such families.

Consolidated Plan - It is following a current HUD-approved Consolidated Plan.

Signature/Authorized Official

2/7/11
Date

Director OEO
Title

OFFICE OF THE GOVERNOR
OFFICE OF ECONOMIC OPPORTUNITY

PY 2011 EMERGENCY SHELTER GRANTS PROGRAM

REQUEST FOR APPLICATIONS

Instructions

The Office of the Governor, Office of Economic Opportunity (OEO), is requesting applications for the PY 2011 Emergency Shelter Grants (ESG).

All units of local government and public & private non-profit organizations **(with certification from the unit of local government in their area)** that provide services to the homeless are eligible to apply for ESG funds. One application per agency/organization should be submitted to the OEO for consideration. Private non-profit organizations must have a 501(c)3 certification and be registered in the State of South Carolina.

Applications for ESG Program funds must be prepared in accordance with the instructions provided in this Request for Applications (RFA). The contents of the application should be concise and objective. When statistics are cited, the source of the data is to be completely referenced.

Any questions regarding this RFA or the ESG Program should be directed to Margaret Gibson, Senior Manager for ESG, at (803) 734-1266, 1205 Pendleton Street, Room 362, Columbia, South Carolina 29201.

The OEO must receive an original unbound application and three (3) bound copies no later than 5:00 p.m., on Friday, April 15, 2011. Only applications received on or before the due date will be considered for funding. Faxes are not allowed.

OFFICE OF THE GOVERNOR
OFFICE OF ECONOMIC OPPORTUNITY

PY 2011 EMERGENCY SHELTER GRANTS PROGRAM
REQUEST FOR APPLICATIONS

PART I: PROGRAM OVERVIEW

A. Scope and Purpose

The State of South Carolina's ESG Program exists as a result of the 1988 Stewart B. McKinney Homeless Assistance Act as codified by 24 CFR Part 576. The program is designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness. According to the Act, the State can make grants to units of local government and non-profit organizations (which have certification from their unit of local government) for the following purposes:

- To rehabilitate or convert buildings for use as emergency shelters for the homeless;
- To assist with the operating expenses of emergency shelters;
- To provide certain essential services in connection with emergency shelters for the homeless; and
- To provide homeless prevention activities.

B. The Program's Clientele

HUD defines homelessness using the following definition: A homeless person is someone who is living on the street or in an emergency shelter, or who would be living on the street or in an emergency shelter without HUD's homelessness assistance. A person is considered homeless only when he/she resides in one of the places described below:

- In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, on the street;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters;
- In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution;
- Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing or their housing has been condemned by housing officials and is no longer considered meant for human habitation;
- Is being discharged within a week from an institution in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; or
- Is fleeing a domestic violence housing situation and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing.

The term "homeless" does not include any individual imprisoned or otherwise detained under an act of Congress or a state law. **The State's one-year goal for the number of homeless individuals to be served is at least 30,000 individuals.**

At risk individuals include people who are at imminent risk of losing their housing because they are being evicted from private dwelling units or are being discharged from an institution and have no primary nighttime residence. **The State's one-year goal for the number of at-risk individuals to be provided with preventive services such as rental assistance is 600 households.**

Note: The grant is also intended to address the need of ***"chronically homeless"*** individuals, defined by the US Department of Housing and Urban Development (HUD) as:

An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years. To be considered chronically homeless persons must have been sleeping in a shelter or on the street for that time.

Furthermore, HUD defines a ***"disabling condition"*** as:

A diagnosable substance abuse disorder, serious mental illness, developmental disability or chronic physical illness or disability including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

Discharge Planning

Pursuant to the McKinney-Vento Act, to the maximum extent practicable, persons discharged from publicly funded institutions or systems of care should not be discharged into homelessness, including the streets, shelter, or to HUD McKinney-Vento funded homeless projects.

Homeless Management Information Systems (HMIS)/Endorsement of Participation & Data Quality

Participation in the use of an approved HMIS is mandatory for all ESG subgrantees with the exception of agencies where the primary mission is to serve victims of domestic violence. A comparable client-level database can be utilized for domestic violence shelters/service providers.

In order to assist with the cost of HMIS utilization for ESG subgrantees, a HMIS line item has been added to the ESG Budget Form for use only by a continua of care (CoC) HMIS. Such funding will support costs associated with data entry, training, equipment, and technical support of ESG subgrantees. In the case of a CoC's HMIS applying for ESG, it must include with its application a copy of its latest actual HUD HMIS budget and an assurance that ESG HMIS funding is only utilized to provide services above and beyond that included in the HUD HMIS budget. Additionally, for positions funded either in whole or part with this funding, a name and position description must be included. However, these funds may not be used for planning or development costs of an HMIS.

In addition to having an HMIS, all agencies are required to run a monthly Data Quality Report. This report is to be completed and turned in on the first Friday of every month. The date range on all reports should reflect that of the previous month.

All agencies are required to have endorsement letters from their local Continuum of Care (CofC) and HMIS. These letters should include discussion of the agency's participation in the continuum and the quality of their data.

C. Amount Limitation

For the 2011 Program Year, applicants may apply for a maximum amount of $75,000. There is no minimum amount. Only one application is allowed per agency or organization.

D. Matching Requirement

ESG funds require a dollar-for-dollar match. Applicants must submit certification of a local match. A match may either be in the form of a cash contribution or donated/in-kind resources such as the value of buildings, equipment and volunteer services. Resources used for match in previous ESG grants or in other current grants cannot be used for this funding period. Volunteer services will be computed at $5.00 per hour. [Note: Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community.]

For the last 2 years and in the current year, OEO has only been collecting match documentation once during the program year 30 days prior to the end of the year. However, for the 2011 program year OEO will be collecting match documentation four times, once at the end of each quarter.

E. Eligible Activities

HUD has now instituted a change whereby there are only two activities-- homeless assistance and homeless prevention. Homeless assistance is comprised of the rehabilitation, essential, and operational activity. Homeless prevention is an activity of alone.

ESG funds can be expended under the following allowable categories:

1. **RENOVATION, MAJOR REHABILITATION AND CONVERSION—24 CFR 576.3 (See Section F. Use Requirements):** Renovations and minor rehabilitation means rehabilitation that involves costs of 75% or less of the value of the building before rehabilitation. Conversion and major rehabilitation means a change in the use of the building where the cost of the conversion and any rehabilitation costs exceed 75% of the value of the building. Value of the building means the monetary value assigned to a building by an independent real estate appraiser, or as otherwise reasonably established by the grantee or the State subgrantee. Subgrantees must follow all OEO procurement policies.

ENVIRONMENTAL REVIEW PROCEDURES

The 1988 McKinney Amendment Act revised the environmental review procedures for assistance under Title IV of the Act, including ESG, by making applicable the provisions of, and regulations and procedures under section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. Sec. 5304 (f)). The regulations are codified at 24 CFR Part 58. Also, see 24 CFR 576.57e (Release of Funds), and 24 CFR 35 (Lead Based Paint Hazard Reduction).

- **Applications including a request for Rehabilitation funds must include a Preliminary Environmental Review Checklist**. An organization that is awarded funds for rehabilitation activities must undergo an Environmental Review.

- **No funds may be obligated or expended for rehabilitation activities until the project has been environmentally cleared. For ESG funds distributed by the State *to units of local government,* the unit of local government must assume the environmental responsibilities, and the**

State will be responsible for providing a release of funds in accordance with the requirements of 24 CFR Part 58.

For funds distributed by the State *to nonprofit organizations*, the State must assume the environmental responsibilities, and HUD will provide the release of funds in this instance.

In either case, funds may be obligated or expended only after the *Request for Release of Funds* and *Certification of Compliance with Environmental Regulations* at 24 CFR Part 58 have been approved in writing.

- OEO may accept a previous environmental review if: 1) the environmental review is not more than 5 years old and no structural changes have occurred; 2) the certifying entity provides documentation that no environmentally significant changes have occurred since the review was done; and 3) a copy of the environmental review is submitted as part of the ESG application.

Ineligible rehabilitation or renovation costs include:

- Acquisition of real property
- New construction
- Property clearance or demolition
- Rehabilitation administration
- Staff training or fund raising activities associated with rehabilitation
- Building maintenance and repairs—to non-fixture items (See Operations—#4, page 5)

2. **ESSENTIAL SERVICES—24 CFR 576.3 (not to exceed 30% of the grant amount):** Essential services include a broad range of support services in the areas of employment, health, drug abuse or education that address the immediate needs of the homeless and help enable homeless persons to become more independent and to secure permanent housing. Essential services are available to homeless persons who are residing in emergency and transitional shelters receiving funds under this grant. In addition, essential services for homeless persons may be funded in day shelters or soup kitchens that are designed to serve predominantly homeless persons. Finally, essential services may also be provided by shelters or day shelters that address the needs of persons residing on the street.
Essential services include but are not limited to:

- Assistance in obtaining permanent housing, (a copy of the rental agreement must be maintained in the client file)
- Medical and psychological counseling and supervision,
- Employment counseling,
- Nutritional counseling,
- Substance abuse treatment and counseling,
- Assistance in obtaining other Federal, State and local assistance including mental health benefits, employment counseling; medical assistance; Veteran's benefits; and income support assistance such as Supplemental Security Income benefits, Temporary Assistance for Needy Families, General Assistance, and Food Stamps,
- Other services such as child care, transportation, job placement and job training, and
- Staff salaries necessary to provide the above services. Salaries charged must be for ESG activities only. Subgrantees must provide position descriptions for salaries charged to this grant.

Ineligible essential services costs include:

- Existing services and staff (services must be new or provided to more persons)
- Salary of case management supervisor when not working directly on participant issues
- Advocacy, planning, and organizational capacity building
- Staff recruitment/training
- Transportation costs not directly associated with service delivery
- Costs stemming from illegal activities

3. **OPERATIONAL COSTS—24 CFR 576.21(a)(3):**

a. **Maintenance and Operations** - This category includes expenses incurred by a subgrantee operating a facility with respect to:

- The maintenance, repair, and security of such housing; and
- Operations, rent, repairs, security, fuel, equipment, insurance, utilities, food, and furnishings for the shelter only.

When requesting ESG assistance with the provision of food, the applicant is required to provide a copy of the shelter facility's most recent DHEC inspection and/or proof of liability insurance.

b. **Operational Staff Costs (including fringe benefits cannot exceed 10% of the total grant award.**) Administrative staff costs for operations are the only costs that should be reflected in this category. Costs charged must be provided at a reasonable cost and be directly related to an ESG eligible expenditure category. Subgrantees must submit position descriptions and cost share method, if applicable, for all salaries charged to this grant. Executive Director salaries may only be charged to ESG if they are directly involved in the provision of ESG-funded services and activities.

Ineligible operating or maintenance costs include:

- Recruitment or on-going training of staff
- Depreciation
- Costs associated with the organization rather than the supportive housing project (advertisements, pamphlets about organization, surveys, etc.)
- Staff training, entertainment, conferences or retreats
- Public Relations or fund raising
- Bad debts/late fees
- Mortgage payments
- Direct assistance payments to clients
- Replacement of fixtures and/or rehabilitation, acquisition, or construction.
- Costs stemming from illegal activities

4. **PREVENTIVE SERVICES—24 CFR 576.3 (not to exceed 30% of the grant amount):** Preventive Services are activities or programs designed to prevent the incidence of homelessness. ESG funds for homeless prevention must be expended within 180 days of the start of the grant period (by December 27, 2011). Prevention services include but are not limited to:

a. Short term subsidies to defray rent and utilities. (A copy of the eviction or cut-off notice must be maintained in the client file.)
b. Security deposits or first month's rent only for the purpose of preventing a family from becoming homeless to move into an apartment. (A copy of the rental agreement must be maintained in the client file.)
c. Mediation programs for landlord-tenants disputes.
d. Legal services programs for the representation of indigent tenants in eviction proceedings.
e. Payments to prevent foreclosure on a home.
f. Other innovative programs and activities designed to prevent the incidence of homelessness.

Federal regulations require that all funds allocated to preventive services be expended within 180 days of the grant award.

Development and implementation of homeless prevention activities are subject to the limitations in 42 U.S.C. 11374(a)(4)—grant funds may be used under this paragraph to assist families that have received eviction notices or notices of termination of utility services only if the conditions stated in 42 U.S.C. 11374(a)(4) are met as follows:

- The inability of the family to make the required payments must be the result of a sudden reduction in income;
- The assistance must be necessary to avoid eviction of the family or termination of utility services to the family;
- There must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and
- The assistance must not supplant funding for preexisting homeless prevention activities from other sources.

Ineligible homeless prevention costs include:

- Housing/services to homeless persons
- Direct payments to individuals
- Long-term assistance beyond several months
- Costs stemming from illegal activities
- Application for Federal Funds

F. Certifications of Use Restrictions Requirement

If any grant funds are to be used for activities under section E(1) the following must be adhered to:

- In the case of assistance involving major rehabilitation or conversion, subgrantee shall certify that the building for which assistance is used will be maintained as a shelter for homeless individuals and families for not less than a ten year period; or
- In the case of assistance involving rehabilitation (other than major rehabilitation or conversion), subgrantee shall certify that the building for which assistance is used will be maintained as a shelter for homeless individuals and families for not less than a three year period;
- Any renovation carried out shall be sufficient to ensure that the building involved is safe and sanitary.

ESG funds are not guaranteed for subsequent years. For this reason, applicants engaging in any activity outlined in E(1) Eligible Activities are required to substantiate a strategy to maintain the shelter for the required time period.

Substantial community support has proven to be an essential component of an applicant's ability to obtain the needed resources to maintain and develop the shelter in subsequent years.

F-1. Lease Agreements

Every lease agreement for an emergency shelter must be for the required time period; 3 years in the case of minor rehabilitation and 10 years in the case of major rehabilitation. Each applicant requesting funds for rehabilitation will be required to submit a lease agreement along with their application. Additionally, applicants requesting assistance with rent of shelter facilities must submit a copy of its lease agreement.

G. Faith-Based Activities

Organizations that are religious or faith-based are eligible, on the same basis as any other organization, to participate in the ESG program. Neither the Federal governments nor a State or local government receiving ESG funds shall discriminate against an organization on the basis of the organization's religious character or affiliation.

Organizations that are directly funded under ESG may not engage in inherently religious activities, such as worship, religious instruction, or proselytization as part of the programs or services funded under this part. If an organization conducts such activities, the activities must be offered separately, in time or location, from the programs or services funded under this part, and participation must be voluntary for the beneficiaries of the HUD-funded programs or services.

A religious organization that participates in ESG will retain its independence from the Federal, State, and local governments, and may continue to carry out its mission, including the definition, practice, and expression of its religious beliefs, provided that it does not use ESG funds to support any inherently religious activities, such as worship, religious instruction, or proselytization.

An organization that participates in the ESG program shall not, in providing program assistance, discriminate against a program beneficiary or prospective program beneficiary on the basis of religion or religious belief.

ESG may not be used for the rehabilitation of structures to the extent that those structures are used for inherently religious activities. ESG may be used for the rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under this part. Where a structure is used for both eligible and inherently religious activities, ESG may not exceed the cost of those portions of the rehabilitation that are attributable to eligible activities in accordance with the cost accounting requirements applicable to ESG in this part. Sanctuaries, chapels, or other rooms that an ESG-funded religious congregation uses as its principal place of worship, however, are ineligible for ESG-funded improvements. Disposition of real property after the term of the grant, or any change in use of the property during the term of the grant, is subject to government-wide regulations governing real property disposition (See 24 CFR parts 84 and 85).

H. Performance Requirements

The grant period for ESG projects is one year; effective on the date the state makes funds available to the subgrantee. In general, projects requesting funds for rehabilitation may encounter a delay in obtaining results for the environmental review from the various agencies involved. Environmental reviews generally take 60-90 days

to complete. Applicants may want to consider this factor in determining where to use local match.

ESG funds must be obligated within 180 days after the date the state makes the funds available to the ESG subgrantee and must be expended within one year of the date the state makes the funds available. Homeless Prevention funds as defined in 24 CFR Part 576.21 must be obligated within 30 days.

ESG funds used for Homeless Prevention must also be expended within 180 days of the date the State made the funds available. This 180 day threshold *only* applies to funds allocated for Homeless Prevention.

All projects must begin within three (3) months of the date the state made the funds available to the applicant. If the program has not started within three (3) months of the award date, without written and justifiable cause, the state reserves the right to rescind the grant award. ***Start-up is defined as significant expenditure of funds.*** **In addition, agencies must provide the OEO with written notification of closure within fifteen (15) days prior to actual closure.**

The state reserves the right to recapture ESG funds under the following circumstances:

a. Those who do not meet the performance requirements outlined in the approved project;
b. Those who are unable to comply with the regulatory deadlines on obligation and disbursement as outlined at 24 CFR Part 576.55(a) (2); and,
c. Those who otherwise, without appropriate justification, have failed to implement the project as set forth in their approved ESG Grant Application.

Applicants are required to submit a timetable outlining the tasks required for accomplishment of project goals. The timetable submitted will be used to monitor project performance.

I. Performance Threshold

Non-responsible performance means failure to expend funds in a timely manner, failure to timely and/or adequately address monitoring issues, failure to report in a timely manner, and/or failure to provide services and perform in accordance with the criteria outlined in the Grant Agreement.

J. Method of Payment

Disbursement of funds will follow a cost reimbursement procedure and will be for actual funds expended. Subgrantees shall only be reimbursed for costs that have been incurred within the current grant year and corroborated with paid invoices or other evidence of subgrantee expenditure or outlays. Requests for reimbursement should be submitted on a monthly basis.

Subgrantees must also submit the final request for reimbursement to the OEO within 15 days after the expiration of the grant period (by June 30, 2012).

Applicants are reminded that any costs incurred or paid prior to the beginning of the start-up date or after the ending date cannot be reimbursed by the grant.

K. Homeless Participation & Termination of Assistance

1. **Homeless Participation**: The federal regulation at 24 CFR 576.56 (b) describes this participation as:

   Participation 24 CFR 576.56 (b)

   1. Each unit of local government and nonprofit recipient that receives funds under this part must provide for the participation of homeless individuals on its policymaking entity in accordance with 42 U.S.C. 11375 (d).

   2. Each State, territory, unit of local government, and nonprofit recipient that receives funds under this part must involve homeless individuals and families in providing work or services pertaining to facilities or activities assisted under this part, in accordance with 42 U.S.C. 11375 (c) (7).

   The regulation refers to the following sections of the statute:

   Participation of homeless individuals 42 U.S.C. 11375 (d)

   The Secretary shall, by regulation, require each recipient that is not a State to provide for the participation of not less than 1 homeless individual or former homeless individual on the board of directors or other equivalent policymaking entity of such recipient, to the extent that such entity considers and makes policies and decisions regarding any facility services, or other assistance of the recipient assisted under this part. The Secretary may grant waivers to recipients unable to meet the requirement under the preceding sentence if the recipient agrees to otherwise consult with homeless or formerly homeless individuals in considering and making such policies and decisions.

   Certifications on Use of Assistance 42 U.S.C. 11375 (c) (7)

   Each recipient shall certify to the Secretary that…to the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under this part, in providing services assisted under this part, and in providing services for occupants of facilities assisted under this part.

The OEO requires that all applicants submit a policy on homeless involvement as an attachment to the application.

2. **Termination of Assistance & Grievance**. The federal regulation at 24 CFR 576.56 (a) (3) describes the termination provision:

   Termination of Assistance 24 CFR 576.56 (a) (3)

   Grantees and recipients may, in accordance with 42 U.S.C. 11375 (e), terminate assistance provided under this part to an individual or family who violates program requirements.

   The Federal statute details termination of assistance:

   Termination of Assistance 42 U.S.C 11375 (e)

   If an individual or family who receives assistance under this part from a recipient violates program requirements, the recipient may terminate assistance in accordance with a formal process established by the recipient that recognizes the rights of individuals affected, which may include a hearing.

The OEO requires that all applicants submit a termination policy that details grievance procedures as an attachment to the application.

L. Timetable

The State will make available to units of general local government and non-profit organizations all ESG Program funds within 65 days of the date the state receives its grant award notice from the U.S. Department of Housing and Urban Development. **A tentative timetable for the 2011 ESG, based on HUD's pending approval, is as follows**:

February 15, 2011	State issues Requests for Applications (RFA) statewide solicitation
February 28, 2011	State holds pre-application (orientation) workshop, provides ESG Application overview, and other pertinent information
April 15, 2011	ESG Applications due at the OEO for 2011 funding consideration and review
June 13, 2011	State informs applicants of the awards
June 27, 2011	Post awards workshop—Emergency Shelter Grants Program Grant Agreements distributed and signed
July 1, 2011- June 30, 2012	Program Year 2011 grant period

As indicated above, this is a tentative timetable, therefore subject to change at the discretion of OEO.

PART II: APPLICATION COMPONENTS

OEO forms must be used. Do not alter OEO forms unless the form indicates that it can be modified. Applications must be organized in the following order:

1. Applicant Overview
2. Identification of Funding Sources & Past Performance
3. Statement of Need
4. Agency Outcome Measures / Planned Accomplishments & National Objectives and Outcomes (Planned Accomplishments Form and Accomplishments Analysis Form, as applicable)
5. Local Capacity and Timetable
6. Project Activity Detail/Justification
7. Project Budget/Match
8. Current Fidelity Bond
9. Most Recent Certified Independent Audit, if required
10. Assurances, Certifications, Current Board Roster, and Supporting Documentation

Please include forms and attachments in the application sections specified by the RFA.

Each section must begin on a separate page and be appropriately labeled.

An original unbound and three (3) bound copies of the application must be submitted to the OEO by the application due date. The original and copies should have tabs to mark each requirement in "A" above.

At the discretion of the OEO, a grant may not be awarded to an emergency shelter which has a serious, outstanding audit or monitoring finding involving the potential for significant monetary restitution, non-responsiveness, or non-responsible performance on any previously funded ESG grant.

Section 1: Applicant Overview

The overview should be clear and concise and include the following:

A. Identification of the applicant organization, the exact location (physical address) of the administrative office and each funded shelter and not more than one paragraph summarizing the applicant's capability.

B. Reason(s) for the grant request.

C. The target population, the shelter's days /hours of operation, and the agency's bed capacity.

D. Provide a brief narrative description of the applicant's programs and services, proposed ESG activities, and how the two relate.

E. Applicants with projects involving rehabilitation are required to complete Section 106 Project Review Form and the Preliminary Environmental Review Checklist included in the appendices, in addition to the project narrative.

Please be very concise. The narrative should not exceed one page.

Section 2: Identification of Funding Sources (Leveraged Funds) & Past Performance

Past Performance must reflect historical expenditure data, reporting and/or monitoring issues, and outcome tracking. Use the Identification of Funding Form and Past Performance Form to complete this section. Complete forms in their entirety.

Section 3: Statement of Need

In the statement of need, the applicant must describe, as accurately as possible, the homeless situation as it exists in its service area. The following components must be addressed:

A. 1. Identify the target population of homeless persons (for example "chronically homeless," homeless children, homeless families, homeless veterans, victims of domestic violence) that you are seeking to serve. Define your service area and include specific data on the estimated number of these homeless persons in your service area, with reference to the data sources. Describe any unique characteristics of your target population that may impact the type, manner, and scope of the services that are provided and/or needed.

2. Describe any substantially unmet needs of homeless persons in your service area in terms of housing and support services, particularly among your target population.

3. Describe any other special conditions that make the homeless problem especially difficult in your service area.

B. Describe the problems affecting your target population and/or the needs that you are seeking to address through your proposed project. Please list problems/needs in order of priority, starting with the most important need.

C. List other shelters and resources available to assist the homeless in your service area, and for each, briefly describing the following:

1. Target population;
2. Maximum capacity (e.g. number of beds) and allowable length of stay;
3. Hours of operation;
4. A brief description of the services provided; and
5. Explain how your agency will fill a need not met by current resources.

Section 4: Agency Outcome Measures / Planned Accomplishments & National Objectives and Outcomes

I. **Accomplishments Form** (planned outcomes)

Subgrantees must report accomplishments for each Homeless Prevention and Homeless Assistance activity instead of a single lead activity for each project.

***Agency Outcome Measures*:** In accordance with new Federal requirements, applicants must submit detailed documentation concerning outcome measures. Explain the types of services offered to the agency's clients beyond those specifically intended to meet the emergency needs. Outcome measures demonstrate the applicant's ability to move their clients toward self-sufficiency. For example, an outcome measure for an applicant might be the number of shelter clients placed into a transitional housing program. **Agency objectives and outcome measures to be achieved should be indicated in the narrative section of the OEO Accomplishments Form**.

A. ***Planned Accomplishments & National Objectives and Outcomes*:** Applicants must complete and provide the OEO Accomplishments Form in order to indicate targets for the 2011 ESG year.

   a. Identify the National Performance Measurement Objective that most accurately describes what the agency intends to accomplish by performing the activity.

      1. Suitable Living Environments: (Emergency shelters and transitional shelters for homeless persons including rehabilitation, operations and services) Activities that benefit communities, families, or individuals by addressing issues in their living environment.
      2. Decent Affordable Housing: (Homeless prevention activities) Housing activities that meet individual, family or community needs.
      3. Creating Economic Opportunities: Activities related to economic development, commercial revitalization, and job creation. (This does not include job training or educational services.)

   b. Identify the National Performance Measurement Outcome that most accurately describes what the agency intends to accomplish by performing the activity.

      1. Availability/Accessibility: (Emergency shelters and transitional shelters for homeless persons including rehabilitation, operations and services) Activities that make shelter and services available and accessible. Note that accessibility does not refer only to physical barriers.
      2. Affordability: (Homeless prevention activities) Activities that provide affordability through rent/mortgage assistance, utility assistance, and 1st month rent/security deposit assistance and landlord/tenant mediation/legal services.
      3. Sustainability: Activities that promote livable or viable communities and neighborhoods by removing slums or blighted areas.

***Note:* ESG Guidance: Objective / Outcome**

For ESG homeless assistance activities (Emergency shelters and transitional shelters for homeless persons including rehabilitation, conversion, operations and essential services), the preferred OBJECTIVE is:

(1)"Suitable Living Environment".

The preferred OUTCOME for ESG homeless assistance activities is:

(1) "Availability/Accessibility".

For ESG homeless prevention activities, the preferred OBJECTIVE is:

(2) "Decent, Affordable Housing".

The preferred OUTCOME for ESG homeless prevention activities is:

(2) "Affordability".

II. Self-Assessment of Outcomes

If an applicant has been previously funded, the current application for funding must include an assessment of its previously planned versus actual accomplishments submitted during the prior grant cycle. Utilize OEO's Accomplishments Analysis Form to complete this section.

Section 5: Local Capacity and Timetable

Applicants must:

A. 1. Identify the person(s) in their organization(s) who will be responsible for the administration of the ESG award and identify their responsibilities with respect to this project.

2. Using the **Application & Authorized Signature Form**, identify all individuals who are responsible for signing checks and requesting reimbursements.

B. Each applicant must submit a timetable outlining how and when the various facets of the project will be executed. **The timetable should detail the expected expenditure of funds as compared with the elapsed time within the program year at least on a quarterly basis. Additionally, the timetable should also indicate guidelines for achieving the national objectives and outcomes, as well as the local goals provided in Section 4 of the application.**

B. Applicants are required to describe their financial management capacity and procedures.

C. The provision of comprehensive assistance to the homeless individuals either through direct services or referrals to other human services providers is a requirement of the ESG. State how you propose to provide the homeless with supportive services or state the agency(s) that you will coordinate with to provide those services. Be as specific as possible, listing the agency, nature and amount of service or assistance provided.

D. Applicants must submit documentation or a plan on how the shelter will be maintained in subsequent years.

E. Describe the extent to which the homeless clients' needs could be adequately addressed by other resources in your community without the requested ESG services.

F. Applicants must complete and include in this section the **OEO COC/HMIS Form** that will provide information on the applicant's participation in both its local continuum of care and the Homeless Management Information System.

Section 6: Project Activity Detail/Justification

Applicants should describe, in detail, based on the major program categories, the work to be performed or activities to be undertaken, and explain how their activities relate to the goal(s) stated in Section 3. *Applicants are advised to carefully design this section. The Grantee will not approve any project revision during the grant period, except under extra-ordinary circumstances.*

A. The major program categories allowable in 24 CFR part 576.21 are:

1. **Conversion, renovation or major rehabilitation**
   If the applicant has allocated funds for renovation, conversion or major rehabilitation as defined in 24 CFR Part 576.3 and as summarized in Part 1, section E1 of this RFA, the applicant must indicate the following:

   a. The exact location of the building;
   b. The ownership of the building;
   c. The lease agreement, if applicable;
   d. Documentation of the value of the building to be rehabilitated or converted; and
   e. Documentation on any environmental reviews that have been performed on the building during the past 24 months.

   The applicant must also provide a detailed description of the renovation activity to be performed. A plan of the building, indicating the areas to be renovated, is required.

2. **Provision of Essential Services (not to exceed 30% of the ESG request)**

   a. Applicants using this category must prove that the service is (a) a new service or (b) a quantifiable increase in the level of services above that which the unit of local government provided during the 12 calendar months prior to the current request for ESG funds.

   b. Applicants must indicate the staff (e.g. employees, consultants) that will be hired to provide essential services or specify whether ESG funds will be used to fund existing staff.

3. **Maintenance and Operations** This category includes payment for maintenance, operations, food, rent, repair, security, fuel and equipment, insurance, utilities and furnishings.

4. **Operational Staff Costs** (Staff costs for administration should be limited to actual staff costs for operations, cannot exceed 10% of total ESG funds being requested).

   All staff costs must be limited to the grant period. The State shall not approve staff costs that exceed the grant period.

5. **Provision of Preventive Services**

   a. ESG funds used for homeless prevention must be obligated within 30 days of the date the State made the funds available. Written notification of the subgrantee's obligation of funds must be submitted to the OEO within the 30-day period.

   b. ESG funds used for homeless prevention must be expended within 180 days of the date the State made the funds available.

All procurements of goods and services must comply with both the State and the Federal government procurement guidelines. **Furthermore, all bids submitted with the application will be used for evaluation purposes only. Approval of the application shall therefore not constitute approval of the bids. Subgrantees will be required to submit new bids for the purposes of the program.**

Section 7: Project Budget/Match

Budget

A. Each applicant must submit a budget for all funds requested and applicant's contribution. If awarded, funds cannot be expended until the budget is approved by OEO and the grant agreement has been executed.

B. Applicants must make sure they do not exceed the budget caps associated with the various service elements. As previously stated, salary expense must be accompanied by staff names and position descriptions and regulatory guidelines concerning eligible and ineligible activities must be adhered to.

C. Applicants must include a detailed Budget Narrative, including estimated costs for services to be procured, salary expenses, and/or equipment to be purchased. All budget documentation must exhibit adherence to the ESG guidance provided throughout this RFA.

D. If an application includes costs for any item classified as repair according to the HUD Maintenance memo previously referenced in this RFA, the application will be considered incomplete if it does not include the required environmental documentation.

Match

ESG requires a dollar-for-dollar match. The match can be either in cash contribution, donated resources, or volunteer services. Please refer to 24 CFR part 576.71 and/or Part I, Section D of this RFA to determine allowable sources for match and other related information. Applicants must:

A. Identify the sources(s), amount(s) and specific use of all local matching funds and resources. **Special Note:** ***You will be expected to produce and use any funds/resources listed here. Please ensure that any funds/resources listed here are available for your use***. Applicants are reminded that resources used in previous ESG cycles as subgrantee contribution cannot be utilized. Additionally, resources used to fulfill the match requirement of another grant within the same program year as the ESG grant received cannot be utilized. Finally, if staff salaries are to be included as a match expense, names and position descriptions must also be submitted.

B. Include commitment letters for every component of local funds. The commitment letter must include, but is not limited to, the following information:

   1. Language which indicates that funds or in-kind contributions have been committed by individuals or organizations authorized to award the funds.
   2. The specific dollar amount/resource and time period.
   3. An itemization of any in-kind contributions and a description of how the value was determined.
   4. Signature of authorized official.

Use the Budget, Match, and Narrative Forms to complete this section. Please include names and position descriptions for all staff indicated in the budget.

Section 8: Current Fidelity Bond

The purchase of a fidelity bond is an allowable cost for ESG, in accordance with OMB Circular A-122. The agency's Board of Directors must deem the purchase of a fidelity bond to be a necessary cost. The agency will be required to submit Board minutes approving the purchase of a fidelity bond. The OEO will only approve a reimbursement not to exceed the grant's actual pro rata share of the bond.

Section 9: Most Recent Certified Independent Audit Report

Applicants must submit a copy of the most recent certified independent audit report if required by Federal law (within nine months of the grant award). New shelter applicants will have nine (9) months after the first fiscal year to submit their audit report. **In accordance with OMB Circular A-133, the cost of audits are allowable charges provided the agency has federal award expenditures of greater than $500,000 and the audit costs are allocated proportionately across audited programs such that the percentage of costs charged shall not exceed the percentage derived by ESG funding in relationship to the total federal expenditures.**

Section 10: Assurances, Certifications, Current Board Roster and Supporting Documents

A. Attach to your application an endorsement from the unit of local government that authorizes the submission of the application and identifies and commits the local match funds, if appropriate. If, due to scheduling, the governing body cannot provide an endorsement, a letter signed by the chief elected or duly authorized representative (i.e., City or County Manager) may be substituted for the endorsement. If the shelter is within an incorporated area, then the local government endorsement must be from that representative body.

B. Attach to your application a letter of commitment from the chairperson of the agency's Board of Directors. The letter must state the commitment of the Board and the shelter toward this project.

C. Please attach a map showing the location of the proposed project(s). In the case of renovations, identify the current space and the area to be renovated.

D. **The following certifications must be executed and returned as a part of this application**. Each certification must be signed by the Executive Director, Board Chairperson or the Chief Elected Official of the unit of local government, in cases where the unit of local government is the subgrantee.

1. Federal Certifications.
2. Certification (Endorsement) of Local Government Commitment. This is not required where the unit of local government is the applicant.
3. Certification of Matching Funds.
4. Certification of Safe Environs.

E. A copy of the most recent review and rating documentation conducted at the facility to meet license and code requirements must be submitted—to include both DHEC and Fire Inspection reports stating whether or not the facility is in compliance with all applicable health & safety requirements (as well as all other pertinent documents indicating compliance with applicable codes). **Additionally, for all facilities that provide shelter to children for more than 100 days and were constructed prior to 1978, the applicant must provide evidence of a lead-based paint inspection, as well as any corrective measures that have been performed.**

F. **All applicants must submit documentation to demonstrate their non-profit status. Private non-profit organizations must have a 501(c) 3 certification and be registered in the State of South Carolina.**

G. **Applicants must submit a formal policy on termination of assistance, which recognizes the individual's right to a hearing.**

H. **Per 24 CFR 576.56, applicants must submit a formal policy on homeless participation that provides for the participation of homeless individuals on its policymaking entity in accordance with 42 U.S.C. 11375(d).**

I. **Attach to your application the agency's confidentiality policy.**

J. **Current Board Roster**

K. **Attach any operational licenses your organization or facility has been granted by the either State or local government**

PART III: SELECTION PROCESS

A. Evaluation: The evaluation process will ensure that funds are awarded to units of local government and/or non-profit applicants that successfully demonstrate: (1) the nature and extent of the unmet homeless need within its service area, (2) proposed activities that directly address those needs, and (3) the ability to utilize awarded funds promptly.

Each complete application will be evaluated by a review panel. The evaluation instrument is included. Each major application section will be rated according to the total points that have been allotted to the section. The state will endeavor to ensure grant awards are made to shelters within each region of the state to ensure a continuum of care. In addition, priority consideration will be given to applications that demonstrate the following:

1. History of satisfactory performance in implementing ESG-type activities and grant requirements.
2. Adequate agency capacity to carry-out grant objectives and meet grant requirements.
3. The agency's ability to assist in meeting the State's objectives and outcomes.
4. Locality has no shelter for the homeless other than the applicant.
5. An existing shelter in the applicant's service area is in danger of closing.
6. ESG funds are needed to address concerns creating minor health and safety issues for applicants that exhibit exceptional client services.
7. Maximum support services will be provided by the shelter in coordination with other human services agencies.
8. The shelter has substantial community/public support for the project.
9. Homeless individuals will be extensively involved in the operation of the shelter, or in other related activities. (for example, client mentoring programs).

B. Pre-Award Site Visit:

The OEO staff may conduct a pre-award visit to shelters to make an on-site appraisal of the program.

C. Notification:

The OEO will notify all applicants in writing and host a post-award workshop with the selected applicants.

EVALUATION PROCESS

Emergency Shelter Grants Program

Performance. Up to 15 points will be awarded based on the applicant's past performance with ESG. New applicants that have never received ESG or have not received it within the span of OEO record keeping will receive these points automatically. For applicants that have received ESG within the span of OEO record keeping the following criteria will apply:

1. Whether the applicant has complied with start-up guidelines.
2. Whether applicant has achieved Accomplishments as planned.
3. Timely and accurate submission of reports, monitoring responses, and other requested information.
4. Whether the applicant has maintained expenditure rates consistent with the elapsed time within the program year.
5. Whether the applicant has unresolved programmatic or audit monitoring concerns or findings.
6. Whether all grant funds were expended.
7. Whether the requested reimbursement contained excessive unallowable costs and/or requests for reimbursement required numerous corrections.

Applicant capacity. Up to 15 points will be awarded based on the extent to which the application demonstrates the capacity of the applicant agency. The application must demonstrate that the agency staff has adequate credentials and experience to carry out the proposed project. This means that in addition to knowledge of and experience in serving the homeless in general, the organization carrying out the project, its employees, or its partners, must have the necessary experience and qualifications to carry out the specific activities proposed. Factors to be considered will include: prior agency experience and results in the type of work being proposed; suitable agency fiscal capacity and organizational infrastructure to implement the project immediately; and employee experience and credentials in the area to be implemented. OEO's monitoring records of previously funded projects will also be included in determining applicant capacity.

Project quality. Up to 20 points will be awarded based on the extent to which the application demonstrates the quality of the project. The housing and services proposed must be appropriate to the needs of the target population. The application must demonstrate a clear understanding of the grant guidelines presented in the RFA, the needs of the clients, the services to be offered, and the effectiveness of the services in meeting those client's needs. Special consideration will be given to applications that demonstrate service to "at-risk" households, "chronically homeless" individuals (i.e. substance abuse programs, vocational rehabilitation, psychological counseling, and employment training), and that exemplify the agency's ability to assists the State in meeting its goals as outlined throughout the RFA. **Note: For applicants who propose preventive funds in their budget, if awarded, the agency must keep at least 75% of the proposed preventive funds in that line item.**

Need for Project. Up to 25 points may be awarded based on the extent to which the application demonstrates the need for the project. It must describe the need for the specific project compared against existing local services. The project may be judged to adequately describe the need for the project if it addresses the following points:

1. The need for the project is documented by use of waiting lists, references to similar programs, etc.
2. The project is consistent with the priorities described in the State's Consolidated Plan;
3. The project does not duplicate existing programs and services.

Operational Feasibility. Up to 15 points may be awarded based on the extent to which the application demonstrates the feasibility of the project. The application must include:

1. Clear and complete plans for implementing the project;
2. Adequate committed funding to implement the project;
3. An adequate strategy for securing additional support and commitment;
4. Adequate number of well-trained staff to carry out the proposed project;
5. Indicators that demonstrate that the project is ready to be implemented immediately (approximately 25% expenditure of funds within the first quarter);

Leveraging and Local Support. Up to 10 points may be awarded based on the extent to which the application demonstrates the organization's overall leveraging and maximum local support. The following will be considered:

1. All applications must provide a demonstration that a local match of cash and/or in-kind resources has been fully committed for the project in compliance with ESG regulations.

2. Applicants demonstrate substantial local support with movement towards a continuum of care strategy, which could include nonprofit organizations, governmental agencies, other providers, private foundations, neighborhood groups and others. This can be accomplished with letters of support and other commitments and should reflect broad-based community support and not be restricted to agencies affiliated with the formal human services delivery system.
3. The extent to which volunteers have been associated with the operation of the shelter and how they defray the costs of other professionals who otherwise would be required to perform their functions.

The scores for each factor will be added in order to obtain a total score for each application. The applications will then be ranked from highest to lowest according to the combined scores. Funding will be awarded to applications according to ranking, beginning with the highest score.

Inventory of Facilities to Receive a 2011 Request for Application Package

Region	Capacity
The Upstate - (Anderson, Cherokee, Greenville, Greenwood, Laurens, Pickens, Oconee, Spartanburg, Union, York counties)	
1. Anderson Sunshine House (Anderson)	14 Families
2. The Salvation Army of Anderson (Anderson)	40 Men & Women
3. Helping Hands of Clemson (Pickens)	54 Children
4. Bowers-Rodgers Home, Inc. (Greenwood)	12 Children
5. MEG's House for Abused Women & Children (Greenwood)	26 Women & Children
6. McCormick Children's Home (Greenwood)	16 Children
7. Safe Harbor, Inc. (Greenville)	18 Women
8. SHARE, Inc. (Greenville)	37 Men, Women, & Children
9. The Salvation Army of Greenville (Greenville)	130 Men & Women
10. Safe Passage (York)	22 Women
11. Children's Attention Home (York)	20 Children
12. Pilgrim's Inn (York)	28 Families
13. Interfaith Hospitality Network of York (York)	14 Family Members
14. Divinity Care (Spartanburg)	17 Men
15. Safe Homes Rape Crisis Coalition (Spartanburg)	50 Women & Children
16. The Haven, Inc. (Spartanburg)	30 Men, Women, & Children
17. Spartanburg Children's Shelter (Spartanburg)	32 Children
18. Cherokee Children's Home (Cherokee)	19 Children
19. Upstate Homeless Coalition (Greenville)	20+ Families

Region	Capacity
The Midlands - (Aiken, Fairfield, Lexington, Orangeburg, Richland, Sumter counties)	
20. Cumbee Center (Aiken)	25 Women & Children
21. Nurture Home (Aiken)	5 Young Women & their Children
22. The Salvation Army of Aiken (Aiken)	28 Men & Women
23. Nancy K. Perry Children's Shelter	14 Children
24. Sistercare (Lexington)	64 Women & Children
25. Alston Wilkes Society (Richland)	18 Male Veterans
26. The Cooperative Ministry (Richland)	N/A Families Goods & Services
27. The Family Shelter (Richland)	32 Families
28. Palmetto Place Children's Shelter (Richland)	28 Children
29. The Salvation Army of Columbia (Richland)	132 Women & Men
30. The Women's Shelter (Richland)	34 Women
31. Volunteers of America (Richland)	N/A Homeless Child Care
32. Citizens Against Spouse Abuse (CASA) (Orangeburg)	24 Women & Children
33. Greenhouse Runaway Shelter (Sumter)	12 Individuals
34. Samaritan House (Sumter)	15 Individuals
35. Wateree CAA (Sumter)	45 Individuals
36. The Haven Men's Shelter (Rock Hill)	12 Men

Region	Capacity
The Pee Dee - (Chesterfield, Dillon, Florence, Horry counties)	
37. Pee Dee Coalition Against Domestic & Sexual Abuse (Florence)	25 Women & Children

Inventory of Facilities to Receive a 2011 Request for Application Package (continued)

Region	Capacity
38. Pee Dee Community Action Agency (Florence)	22 Families
39. Citizens Against Spouse Abuse (CASA) (Horry)	22 Women & Children
40. Jubilation House (Horry)	8 Families
41. House of Hope of the Pee Dee	Men, Women, and Children

Region	Capacity
The Lowcountry - (Beaufort, Charleston, Colleton, Dorchester counties)	
42. Child Abuse Prevention Association/Open Arms (Beaufort)	18 Children
43. Citizens Opposed To Domestic Abuse (Beaufort)	32 Women & Children
44. Carolina Youth Development (N. Charleston)	50 Children
45. The Good Neighbor Center (Charleston)	18 Families
46. Crisis Ministries (Charleston)	250 Families
47. Salvation Army of Charleston (Charleston)	38 Men only
48. Women & Children's Shelter (Summerville)	28 Women & Children
49. Dorchester Interfaith Outreach Ministries (Dorchester)	12 Families
50. Lowcountry Community Action Agency (Walterboro)	12 Families

Certification of Compliance with South Carolina's Consolidated Plan for Housing and Community Development Program Years: 2011 – 2015

In accordance with the proposed accomplishments in the South Carolina Consolidated Plan for Housing and Community Development, the Emergency Shelter Program will provide benefits to approximately 30,000 households annually in the areas of facility repair, operations, and services. Approximately 600 households will be assisted annually with homeless prevention assistance.

The Governor's Office of Economic Opportunity will administer the Emergency Shelter Grants Program and award approximately twenty (20) to thirty-two (32) grants annually.

Sign _____ Date 2/7/11

SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	Applicant Identifier	**Type of Submission**	
Date Received by state	State Identifier	**Application**	**Pre-application**
Date Received by HUD	Federal Identifier	☐ Construction	☐ Construction
		☒ Non Construction	☐ Non Construction
Applicant Information			
Jurisdiction: **State of South Carolina**		UOG Code	
Street Address Line 1: 1205 Pendleton Street		Organizational DUNS: #786543020	
Street Address Line 2		Organizational Unit: Office of the Governor	
City: Columbia	South Carolina	Department: Office of Economic Opportunity	
ZIP: 29201	Country U.S.A.	Division	
Employer Identification Number (EIN):		County	
57-6000286		Program Year Start Date (MM/DD): July 2011	
Applicant Type:		**Specify Other Type if necessary:**	
Local Government: Township		Specify Other Type	
Program Funding		**U.S. Department of Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
$CDBG Grant Amount	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
$HOME Grant Amount	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	

$Anticipated Program Income	Other (Describe)
Total Funds Leveraged for HOME-based Project(s)	

Housing Opportunities for People with AIDS	14.241 HOPWA	
HOPWA Project Titles	Description of Areas Affected by HOPWA Project(s)	
$HOPWA Grant Amount	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds	$Grantee Funds Leveraged	
$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)		

Emergency Shelter Grants Program	14.231 ESG	
ESG Project Titles	Description of Areas Affected by ESG Project(s) Statewide competition	
$ESG Grant Amount: $1,505,509	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged:	$Additional State Funds Leveraged	
$Locally Leveraged Funds	$Grantee Funds Leveraged	
$Anticipated Program Income: *$0*	Other (Describe)	

Total Funds Leveraged for ESG-based Project(s): $1,505,509

Congressional Districts of: 1-6		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts	☐ Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☐ No	Program is not covered by EO 12372
☐ Yes	☒ No	☒ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Margaret	Middle Initial: H	Last Name: Gibson
Title: ESG/HPRP Senior Manager	Phone: 803-734-1266	Fax: 803-734-0356
eMail: mgibson@oepp.sc.gov	Grantee Website: www.oepp.sc.gov/oeo	Other Contact
Signature of Authorized Representative		Date Signed 6-7-11