

# State of South Carolina Consolidated Plan for Housing & Community Development



## **2016-2020 Consolidated Plan & 2016 Action Plan**

**Action Plan Program Year: 2016—2017**

**Community Development Block Grant Program  
HOME Investment Partnerships  
Emergency Solutions Grant Program  
Housing Opportunities for People with HIV/AIDs**

**Substantial Amendment to the 2016-2020 Consolidated Plan and  
2016 Annual Action Plan to include the  
National Housing Trust Fund Program (NHTF)**

**December 2016**

EXECUTIVE SUMMARY

## Executive Summary

### ES-05 Executive Summary - 91.300(c), 91.320(b)

#### 1. Introduction

The 2016-2020 South Carolina State Consolidated Plan encompasses five US Department of Housing and Urban Development (HUD) formula grant programs: The Community Development Block Grant Program (CDBG), the HOME Investment Partnerships (HOME) Program, the Emergency Solutions Grants (ESG) Program, the Housing Opportunities for Persons with AIDS (HOPWA) Program, and the National Housing Trust Fund (NHTF) Program. If 2015 HUD funding is representative during the upcoming Plan period, April 1, 2016 through March 31, 2020, South Carolina will receive approximately \$25 million annually. Not included in that figure is the \$3 million that has been allocated to the State through NHTF. This Plan identifies which of HUD's eligible activities have been prioritized as best able to serve the needs of South Carolina, using HUD funds available during the Plan period.

The South Carolina Department of Commerce (DOC) administers the CDBG Program; the State Housing Finance and Development Authority (SHFDA) administers the HOME and NHTF Programs; the South Carolina Office for Economic Opportunity (OEO) administers the ESG Program; and the South Carolina Department of Health and Environmental Control (DHEC) administers the HOPWA Program. All four State agencies collaborated to complete the Plan, along with extensive input from other state agencies, stakeholders, advocates, and community members. The State Department of Commerce is the lead agency for the Plan's development.

The Plan format is dictated by the federal online HUD IDIS system. All states and direct local government recipients of HUD Con Plan funds must now use IDIS to create Consolidated Plans, Annual Action Plans (after the initial year of each Con Plan), and programs or activities to be funded under the plan, which are described in the Annual Action Plan "Methods of Distribution" section. Greater detail is provided in each program's own individual Annual Plan. IDIS is also used to drawdown and disperse funds to recipients, report on accomplishments, and create a Consolidated Annual Performance and Evaluation Report (CAPER) each year. The entire process must be created in the federal IDIS system, using prescribed formats and including HUD-specified content.

This Con Plan is downloaded from IDIS and, per IDIS requirements, consists of five main sections. The first is the Process Section, which describes the public input process. The second is the Needs Assessment Section, which outlines levels of relative need in the areas of affordable housing, homelessness, special needs populations, and community development. Information was gathered through consultation with local agencies, public outreach, and demographic and economic datasets. The third section, Market Analysis, focuses on economic forces, as well as the current condition and availability of housing and community development resources. The data provided in the Needs

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Assessment and Market Analysis sections inform the Strategic Plan, which details how the State will address its priority needs over a five-year period. The strategies reflect the condition of the market, expected availability of funds, and local capacity to administer the Plan. The Strategic Plan is used as a basis for the final section: The one-year Annual Action Plan, which represents the combined programs' annual plans for the first year of funding under the Consolidated Plan. Additional plans will be separately created, also through IDIS, throughout the Consolidated Plan period.

**AMENDMENT:** As necessary during the Consolidated Plan period, the Plan itself and any pertinent Annual Action Plans may require amendment and separate public notice and re-submission of the final document(s) to HUD. This is the case with this current Plan, representing a Substantial Amendment to the 2016-2020 Consolidated Plan and the 2016 Annual Action Plan to include the **implementation of the National Housing Trust Fund (NHTF) program.**

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

HUD allows a broad range of activities for CDBG, HOME, ESG, HOPWA, and NHTF. CDBG provides resources for community development, which may include construction public infrastructure, public facilities and public improvements; public services; activities relating to energy conservation and renewable energy resources; and assistance to local governments to help locate new or expand existing business and industry and create or retain jobs. HOME is used for single-family and multifamily housing activities, which may include providing homeownership and rental assistance; building or rehabilitating housing for rent or ownership for eligible households; and tenant-based rental assistance to subsidize rent for low-income persons. ESG funds projects which may include supportive services to homeless individuals and families, outreach to unsheltered homeless, emergency shelter/transitional housing, homelessness prevention and re-housing assistance to those who have become homeless. HOPWA is dedicated to the housing and supportive service needs of people living with HIV/AIDS and their families, which may include operational support for community-based housing facilities operations; tenant based rental assistance; short-term payments for rent, mortgage and utilities; and supportive services such as case management, substance abuse and mental health treatment, job training and placement assistance, and assistance with daily living. NHTF provides grants to States to increase and preserve the supply of rental housing for extremely low- and very low-income families, including families experiencing homelessness, and to increase homeownership for extremely low- and very low-income families.

Annual objectives and outcomes undertaken annually may include any of the following:

- New Affordable Rental Housing
- Operating Funds for Facility-Based Housing Units
- Homeownership & Rental Assistance
- Tenant-based Rental Assistance
- Short-Term Rent, Mortgage & Utility Assistance

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- Homeless Prevention & Rapid Re-Housing
- Preserve Existing Affordable Housing
- New or Upgraded Public Infrastructure & Facilities
- Homeless Shelter, Services & Outreach
- Supportive Services for People with HIV/AIDS
- Neighborhood Revitalization
- Community and Regional Planning
- Support New or Retention of Existing Jobs
- Community Economic Development

**AMENDMENT:** NHTF program funds will be used within the State of South Carolina to assist in the development of new affordable rental housing.

### 3. Evaluation of past performance

As of the date of the original 2016-2020 Consolidated Plan, the State was implementing the Annual Plan for Program Year 2015, which was the final year of the 2011-2015 Consolidated Plan period. Actual accomplishments for 2015 were reported in June 2016, but past accomplishments are available for prior plan years. For 2014, the CDBG, HOME, ESG and HOPWA programs committed a total of \$35.9 million to recipients which, in addition to other available resources, was used to address the state's priority needs and objectives. Distribution of funds was in accordance with each program's annual action plan. The state's success in achieving its goals and objectives using the funds available for program year 2014 is analyzed in detail in the state's Consolidated Annual Performance and Evaluation Report (CAPER), which is available online at <http://www.cdbgSC.com>. Significant accomplishments were achieved by each program, in spite of funding reductions that have made it difficult to address all needs and achieve objectives. Below are highlights of performance and accomplishments for 2014.

- Affordable rent or home purchase for 107 LMI households.
- 163 new affordable rental units for LMI households.
- 29 units of transitional or supportive housing units for special needs households.
- 258 existing affordable housing units more sustainable as a result of connections to public water and/or sewer or rehabilitation as part of affordable housing development projects.
- Tenant-based rental assistance for 131 and short-term emergency rent, mortgage and utility assistance for 214 people living with HIV/AIDS.
- Homeless prevention or rapid re-housing assistance for 1,324 people at risk or recently homeless.
- Emergency or transitional shelter or assistance for 9,751 homeless persons. 1,166 people living with HIV/AIDS served with supportive case management, employment and other services.
- Better living conditions for residents of 24 rural communities as a result of new or upgraded public infrastructure.

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- 12,564 residents of 24 rural communities will benefit from new or upgraded public infrastructure or flood and drainage improvements and a resulting safer and healthier living environment.
- 4,166 residents of six small, rural communities will benefit from comprehensive neighborhood revitalization to create or maintain a suitable living environment.
- A total of nine rural communities where downtown areas will be revitalized, dilapidated structures demolished or public health facilities improved to benefit 35,389 residents, including 20,072 who are LMI.

AMENDMENT: As of the date of approval by HUD of this substantial amendment to the 2016-2020 Consolidated Plan, the

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

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:

- 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 has complied with its consultation requirement by meeting with or conducting online surveys with each program's constituents and interested parties, as described in the Consultation Section, and the State held its public hearing on January 21, 2016.***

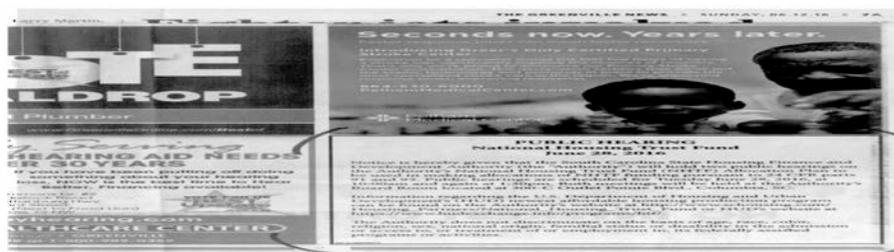
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- The State will notify citizens about the dates of the Consolidated Plan public comment period in at least one newspaper of general circulation in the state and utilize additional means of notification, as appropriate and using technology that may be available, including fax or email notifications and internet/web posting of notices. The advertised public notice and any other notices will identify the means by which copies can be downloaded or otherwise obtained and for review, and email and physical addresses for submitting comments. ***The State provided public notice using three of the state's newspapers of general circulation and by email and newsletter notification. Notices provided by all means included the availability of the Plan and each Program's documents, as well as the date and location of the public hearing, the timing of the 30-day public comment period and where to send written comments regarding the Plan.***

Changes and Amendments:

Substantial Amendment to the 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 such an amendment to the Consolidated Plan. ***The State provided public notice regarding the National Housing Trust Fund using three of the state's newspapers of general circulation and by email and newsletter notification. Notices provided by all means included the availability of the Plan, as well as the date and location of the public hearing, and where to send written comments regarding the Plan. Attached find copies of the public notices, sign-in sheets from two public hearings held June 28, 2016, and transcripts from those hearings. Public notices were placed in at least six major newspapers around the state, and by email and newsletter notification announcing the 30-day comment period, which was from July 13 - August 12, 2016, for the NHTF Allocation Plan.***



Public Notice - Greenville News



**South Carolina 2016-2020 Consolidated Plan for Housing & Community Development**  
*Substantial Amendment to include National Housing Trust Fund (NHTF)*

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**Sign in #4**

**Public Hearing - Transcripts**

10:00 A.M. Leanne opened the National Housing Trust Fund Public Hearing with Welcome/Opening Remarks and brief introduction of HTF staff in attendance:

- Laura Nicholson, Director of Development**
- Leanne Johnson, Presenter**
- Dorothy Sutton, Program Coordinator**
- Chris McMillan, Underwriting**
- Joseph Kass, Underwriting**
- Lisa Benfield**
- Patricia Simmons**

Leanne encouraged everyone to please check out the HUD website for more information about the National Housing Trust Fund (NHTF). Brand New Affordable Program run by HUD. It has been designed very close to the HOME program based on the Interim Rule.

Leanne discussed and went over the **SCSHFDA NHTF 2016 Allocation Plan Introduction and purpose**. Created in 2008 under the HERA Act designed to be funded through Fannie Mae and Freddie Mac. 2008 was not a good year, so they weren't required to set aside funding until recently- 2014. In 2015, it was determined \$ could be allocated in 2016 and was handed over to HUD and HUD then made allocations to states.

**Mission:** SCHA is to complement existing Federal, state and local efforts to increase and preserve the supply of safe and decent affordable housing, primarily rental housing, for VLI and ELI households, including homeless families. The Authority was designated to handle the allocated funds.

Operating currently under an **Interim Rule** published by HUD which guides implementation of the NHTF.

IN 2016, HUD determined the total amount of the Trust Fund to be approx. \$174 million. South Carolina has been allocated \$3 million for the initial National Housing Trust Fund year. This was based on a formula that awarded most states \$3 million with exception of CA and NY. The Authority is required to use 80% for rental housing, no more than 10% for homeownership housing and up to 10% for administrative costs. Minimum affordability period requirement is 30 years.

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Interim Rule states allocation must benefit households/tenants at or below 30% of AMI or VLI / ELI households below the poverty line, whichever is greater. Each year, the Federal Government publishes poverty line guidelines, dependent on the county. As an example, in 2016, 1-person household at the poverty line would be \$11, 080. HOME income limits published by HUD 30% for e.g. for Abbeville County= \$10,200.

INTRODUCTION AND PURPOSE, PAGE ONE (1)

Leanne read Interim Rule Funding Priorities Application Requirements and Criteria: # 1-10.

NHTF STRATEGIC PLAN/ ACTION PLAN REQUIREMENTS, PAGE TWO (2)

Leanne states – Interim Rule is very clear that as with the HOME program, our main thrust is to mesh with the 5 year 2016-2020 consolidated plan for the state of SC plan put together by the 4 programs in state: HOME, CDBG, Emergency Shelter Grant program, Housing Opportunities for people with HIV/AIDS and that is with DHEC. Because they are all federally funded by HUD, we must act in tandem. NHTF will now be a consolidated plan with that and reaching that goal set forth.

2016-2020 plan 5-year Affordable Housing Goals:

Rental Housing Activity

THRESHOLD PARTICIPATION CRITERIA SUMMARY PAGE THREE (3)

Leanne read Applicant/Recipient Capacity

Question: Does that experience have to be in SC or can it be Fed exp. from any state?

Response Leanne/Laura- Any state

(the rest of the transcript available upon request)



Public Comment Letter #1

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PC Letter #2 - pg 1



PC Letter #2 - pg 2



PC Letter #3 - pg 1



PC Letter #3 - pg 2



PC Letter #4 - pg 1



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market studies/analysis are required by the NHTF Interim Rule. We feel the cost of an appraisal, typically a very small percentage of the Total Development Cost (TDC) of any project, is a small price to pay to ensure the financial viability of a proposal.

**7. Summary**

**THE PROCESS**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	SOUTH CAROLINA	
CDBG Administrator	SOUTH CAROLINA	SC Department of Commerce
HOPWA Administrator	SOUTH CAROLINA	SC Department of Health & Environmental Control (DHEC)
HOME & NHTF Administrator	SOUTH CAROLINA	SC Housing Finance & Development Authority
ESG Administrator	SOUTH CAROLINA	SC Department of Administration
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

Most of the HUD programs covered by the Consolidated Plan are administered by different agencies, as indicated above. The Community Development Block Grant (CDBG) Program is administered by the SC Department of Commerce, the HOME and NHTF Programs by the State Housing Finance and Development Authority, the Emergency Solutions Grant (ESG) Program by the SC Office of Economic Opportunity and the HOPWA Program by the SC Department of Health and Environmental Control. The Lead Agency responsible for overseeing the development of the Consolidated Plan is the SC Department of Commerce.

### Consolidated Plan Public Contact Information

General questions about the Consolidated Plan should be directed to the SC Department of Commerce, which acts as the lead agency for the State. The SC Department of Commerce is located at 1201 Main Street, Suite 1600, Columbia, SC 29201. Phone (803) 734-0452 or email [jnewlands@sccommerce.com](mailto:jnewlands@sccommerce.com).

For questions about homeless issues, contact the SC Office of Economic Opportunity. Phone (803) 734-2454 or email [gregg.mcconkey@admin.sc.gov](mailto:gregg.mcconkey@admin.sc.gov). For special needs housing and HIV/AIDS questions, contact the SC Department of Health and Environmental Control HIV/STD Division. Phone (803) 898-0650 or email [odenl@dhec.sc.gov](mailto:odenl@dhec.sc.gov). For non-housing or CDBG questions, contact the SC Department of Commerce. Phone (803) 734-0452 or email [lross@sccommerce.com](mailto:lross@sccommerce.com). For housing and NHTF questions, contact the SC State Housing Finance and Development Authority.

**THE PROCESS**

**PR-10 Consultation - 91.110, 91.300(b); 91.315(l)**

**1. Introduction**

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.

In addition to the Consolidated Plan partner agencies identified in PR-05, numerous other state agencies, non-profit organizations, public housing authorities, and continuums of care contributed to the development of the plan, as described below.

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

SC Department of Health and Environmental Control staff responsible for administering the HOPWA Program also administer the Ryan White Care Act for the State, and Ryan White Care Act providers represent the entire spectrum of special needs housing, case management, health and mental health and other supportive services providers for people living with HIV/AIDS. Having the same entities manage programs and services funded by both HOPWA and Ryan White ensures a coordinated and seamless approach to service delivery.

As part of the SC State Housing Finance and Development Authority's Fiscal Year 2014-2015 Accountability Report, the number one goal was to improve affordable housing opportunities statewide. SHFDA achieved this goal through the development of three strategies and six very specific, measurable objectives. One such strategy was to increase outreach efforts with community and affinity groups with whom it's housing mission aligns and overlaps. Supporting objectives include increasing the number of community and affinity groups in its database that align with its mission by 10%, increase SHFDA's social media audiences, and increase the number of workshops and trainings held each year to promote the development of affordable housing programs statewide.

SHFDA entered into joint ventures with the Department of Mental Health, the Department of Disabilities and Special Needs, and the Department of Health and Human Services to provide affordable housing for their low-income target populations. This includes applying for Section 811, developing a Pilot Tenant Based Rental Assistance Program, and developing a bridge program.

**THE PROCESS**

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

SC Office of Economic Opportunity staff responsible for the State Emergency Solutions Program meet regularly with the State Continuums of Care to discuss homeless needs and strategies, as well as upcoming Annual Plans when appropriate, funding allocations between homeless services including outreach, shelter and transitional housing facilities and operations, homeless prevention and re-housing, and HMIS, as well as to align objectives and policies to achieve a more coordinated approach to addressing homeless needs in South Carolina.

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

SC Office of Economic Opportunity staff responsible for the State Emergency Solutions Program meet regularly with the State Continuums of Care to discuss homeless needs and strategies, as well as upcoming Annual Plans when appropriate, funding allocations between homeless services including outreach, shelter operations, homeless prevention and re-housing, and HMIS, as well as to align objectives and policies to achieve a more coordinated approach to addressing homeless needs in South Carolina. ESG also requires potential subgrantees to receive an endorsement letter from the Continuum of Care in their area for the annual ESG competition (yearly awards). Furthermore, ESG attends the Homeless Coalition bi-monthly meetings with all Continuums of Care. We also meet with each HMIS lead agency, attend policy meetings and also volunteer for different committees.

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

Please see Appendix 1

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

Additional organizations, representing additional agency types were consulted with during the development of the Plan. However, IDIS limits the number of organizations that can be input into this section. HOPWA consulted with Ryan White Care Act providers, via a public meeting focused on special needs housing. HOME also created an online survey to better identify affordable housing needs and assess how to best allocate available resources. An invitation to participate in the survey was emailed to over 1,500 affordable housing advocates.

**THE PROCESS**

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	United Housing Connections	There are four Continuum of Care entities in SC and the State consulted with all five: Eastern Carolina Homelessness Organization, Lowcountry Homeless Coalition, Midlands Area Consortium for the Homeless and United Housing Connections, which serves the Upstate region and also acts as the CoC Lead Organization. For consultation with the Lead and other CoC organizations, please see the Narrative section, below.
Ryan White Statewide Coordinated Statement of Need	SC DHEC	The Ryan White 2012 Statewide Coordinated Statement of Need (SCSN), developed through meetings including a wide array of care providers, service organizations, and consumers identified housing as one of the issues most critically impacting HIV infected persons.

**Table 2 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(I))**

CDBG consulted with the ten regional Councils of Government in the State and sponsored, through the COGs, ten regional meetings to which all local governments in the region were invited, as well as public utilities personnel, housing and homeless services providers, non-profits, community leaders, and business leaders. The organizations listed above are those that attended and provided input into the needs of communities and low and moderate income residents in the areas they live and/or serve. In addition, CDBG created an online survey to assess community and economic development needs and emailed invitations to participate in the survey via an online link to all local governments in the State. This survey also included a set of questions regarding homeless needs, and ESG separately emailed homeless organizations a link to another survey focusing exclusively on homeless needs.

**Narrative (optional):**

**Consultation with Local Governments, Business Leaders and Civic Leaders and Low and Moderate Income Residents in Non-Entitlement Areas of the State**

As described above, in developing the State's plan for distributing Community Development Block Grant (CDBG) funds and this Consolidated Plan, including the Method of Distribution section of the current year's Action Plan, the State consulted with the ten regional Councils of Government and sponsored, through the COGs, ten regional meetings across the State. All local governments in each region were invited to the regional forums, as well as the State's Public Hearing on the Consolidated Plan and 2016

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Action Plan, and all were invited via email to participate in the online needs assessment survey. Others invited to attend the regional forums and public hearing and to participate in the online survey included business and civic leaders, state, local and regional economic development organizations and representatives, and others with an interest in community and economic development. Regional needs were discussed and prioritized at the forums, and participants in the online survey were asked a series of questions regarding priority community and economic development needs.

The State has not designated any areas as revitalization areas or as slum and blighted areas, and funds are not proposed to be used under this Consolidated Plan or the current year's Action Plan in any particular non-entitlement areas of the State. Instead, all non-entitlement jurisdictions in the State are all eligible to apply for competitive Community Development Programs as described in the Method of Distribution, and part of the application process will be to engage the participation of low and moderate income residents, and residents of predominantly low and moderate income communities, in a needs assessment prior to requesting CDBG funds for use in addressing local community or economic development needs.

### **Consultation with Continuum of Care Organization**

SC Office of Economic Opportunity staff responsible for the State Emergency Solutions Grant Program (ESG) meet regularly with the State Continuums of Care to discuss homeless needs and strategies, as well as upcoming Annual Plans when appropriate, funding allocations between homeless services including outreach, shelter operations, homeless prevention and re-housing, and HMIS, as well as to align objectives and policies to achieve a more coordinated approach to addressing homeless needs in South Carolina. ESG also requires potential subgrantees to receive an endorsement letter from the Continuum of Care in their area for the annual ESG competition (yearly awards). Furthermore, ESG attends the Homeless Coalition Meetings bi-monthly with all Continuums of Care. We also meet with each HMIS lead agency, attend policy meetings and also volunteer for different committees.

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**PR-15 Citizen Participation - 91.115, 91.300(c)**

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

Per the State of South Carolina's Citizen Participation plan, input from the public and stakeholders was solicited by each of the four Consolidated Plan programs in the development of the 2016-2020 Consolidated Plan. Draft versions of the Consolidated Plan and each program's 2016 Annual Action Plan was also made available to the public for review and comment. Avenues for providing public input included online public surveys; ten regional public forums focused on community and economic development, but which also addressed other regional concerns such as housing; consultation with the state's four Continuums of Care; public meetings with special needs housing providers and Ryan White Care Act providers; a separate online survey by HOME, in which over 1,500 affordable housing advocates were invited to participate; and a public hearing which was held in Columbia, SC at the offices of the SC Department of Commerce on January 21, 2016.

Input provided via these avenues was considered by each program in identifying priority needs and activities and in developing in the Consolidated Plan and in developing specific actions and the method of distribution for each program described in the 2016 Action Plan.

**Citizen Participation Outreach**

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*Substantial Amendment to include National Housing Trust Fund (NHTF)*

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1	Online Survey	Non-targeted/broad community  Regional Councils of Government and Local Government Officials and Community Leaders	An invitation to participate in the State's online Community Needs Survey was sent out to all local governments in non-entitlement regions of the State, community and economic development leaders and organizations, utility providers and others. The survey was available online during the months of July and August 2015, and links to the survey were included on the <a href="http://www.cdbgSC.com">www.cdbgSC.com</a> website as well as in the invitations emailed to interested parties. Responses were received from 437 individuals representing a variety of county and municipal government participants, as well as individuals representing the State's regional Councils of Government, economic development organizations, business and industry, community and neighborhood organizations, water/sewer authority and other utility providers, government or private health providers and housing developers or non-profit housing services providers. Invited but not participating were fair housing services providers, homeless outreach, services and shelter providers, health agencies, child welfare agencies, public housing authorities and publicly funded institutions of care. A total of 119 participants provided responses to the survey.	Participants were asked to rate the need for various non-housing community development activities in their communities or service areas. They were asked to rate the need for specific types of public infrastructure, public facilities, public services, economic development and homeless activities.	All comments were accepted.
2	Online Survey	Homeless Services Providers and Continuums of Care	Emergency Shelter Grant (ESG) Program staff sent a link to the online survey to 36 homeless services provider organizations inviting them to participate in the survey, which was available during the months of September and October 2015.	Participants were asked to rate the need for various homeless services and facilities and transitional/supportive housing in their communities or service areas. They were asked to rate the need for specific types of services, including outreach and rapid re-housing and prevention, shelter or facilities, and housing.	All comments were accepted

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3	Public Meeting	Local government officials & staff, business & community leaders, economic developers, utilities	Each of the 10 Regional Councils of Government held public forums to discuss community and economic development needs within their region. Representatives from a total of 35 organizations participated.	Participants were asked to rate the need for various non-housing community development activities in their communities or service areas. They were asked to rate the need for specific types of public infrastructure, public facilities, public services, economic development and homeless activities.	All comments were accepted
4	Public Meeting	Non-targeted/broad community  Current Ryan White Part B and HOPWA contractors	19 agencies were invited to participate in the Ryan White Part B & HOPWA Providers Housing Needs Assessment Survey Conference Call meeting held in October 2015. The agencies that attended provided input on special needs housing.	Participants were asked to rate the need for various non-housing community development activities in their communities or service areas. They were asked to rate the need for specific types of public infrastructure, public facilities, public services, economic development and homeless activities, needs, barriers, and gaps.	All comments were accepted.
5	Online Survey	Non-targeted/broad community	The survey was sent to over 1,500 email recipients including all of the 2015 Annual Palmetto Affordable Housing Forum attendees and sponsors, Low Income Housing Tax Credit Program participants, SC Housing Trust Fund Program participants, HOME Investment Partnerships Program participants, community housing development organizations (CHDOs), Habitat for Humanity organizations, Neighborhood Stabilization Program recipients, Neighborhood Initiative Program recipients, and SC Public Housing Executive Directors. Nonprofit organizations represented the largest group of survey participants	Based on the comments received, the need for additional affordable housing throughout the state was foremost on survey participants' minds. Secondly, there appears to be a growing number that feel creating new affordable homeownership opportunities is more critical than creating affordable rental opportunities. Many comments were also shared	All comments were accepted.

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			followed closely by those identifying themselves as members of the affordable housing community.	regarding barriers to affordable housing in South Carolina.	
6	Newspaper Ad	<a href="http://www.cdbgsc.com/">http://www.cdbgsc.com/</a>	The State is following its Citizen Participation (CP) Plan, and per the State CP Plan, provided notice to the public regarding the availability of the draft 2016-2020 Consolidated Plan and 2016 Annual Action Plan through a variety of means, including placing ads in the state's three largest newspapers of general circulation, The State, the Charleston Post & Courier, and the Greenville News. The notice provided information regarding where to obtain or how to download a copy the draft document and each program's draft documents, as well as the location, date and time for the public hearing. Other means of notifying the public, local governments and each program's constituents included email and newsletters, as well as posting of the public notice of availability of the draft plan and the public hearing on the <a href="http://www.cdbgSC.com">www.cdbgSC.com</a> website. Other means of notifying the public, local governments and each program's constituents included email and newsletters, as well as posting of the public notice of availability of the draft plan and the public hearing on the <a href="http://www.cdbgSC.com">www.cdbgSC.com</a> website.	No comments were received.	As a general practice, the State welcomes and accepts all comments and summarizes comments received and the State's responses to them in the final versions of documents submitted to HUD. In the case of the 2016-2020 Consolidated Plan and 2016 Action Plan, no comments were received by any of the Consolidated Plan partners or by the Lead Agency.
7	Public Hearing	Non-targeted/broad community  Local Governments, COGs	The State public hearing to discuss the 2016-2020 Consolidated Plan and the 2016 Annual Action Plan for each program was held January 21, 2016. All attendees will be required to sign-in and notes regarding attendance, as well as those invited to attend, will be kept in the State's Consolidated Plan files and reported in the final version of the Consolidated Plan delivered to HUD.	No comments were received.	As a general practice, the State invites broad participation in its public hearings, and both welcomes and accepts any

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					comments provided by participants. No comments were received during the public hearing.
8	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Persons with disabilities	In public notices regarding the public hearing, the State offered assistance to anyone needing special accommodations. A name and contact information were provided, but the State received no requests for assistance or special accommodations.	No requests for special accommodations were received.	N/A
10	Public Hearing	Non-targeted/broad community	The State is following its Citizen Participation (CP) Plan, and per the State CP Plan, provided notice to the public regarding the availability of the draft 2016 National Housing Trust Fund Allocation Plan through a variety of means, including placing ads in the three of the state's largest newspapers of general circulation, The State, the Beaufort Gazette, and the Greenville News. The notice provided information regarding where to obtain or how to download a copy the draft document, as well as the location, date and time for the public hearing. Other means of notifying the public, local governments and each program's constituents included email and newsletters, as well as posting of the public notice of availability of the draft plan and the public hearing on the <a href="http://www.schousing.com">www.schousing.com</a> website. In total, approximately 30 individuals attended the two public hearings on June 28, 2016.	A partial transcript was attached to the Executive Summary. Transcripts in their entirety are available.	N/A
11	Online Survey	Stakeholders of Affordable Housing	A session was held during this year's Palmetto Affordable Housing Form in which the National Housing Trust Fund was discussed by attendees. At least 25 individuals participated in roundtable discussions on how the NHTF would operate.	All were interested in the basics of the program.	N/A

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12	Online Survey	Non-targeted/broad community	Approximately 15 letters or emails were sent in regarding the draft of the NHTF's Allocation Plan. There were comments from Public Housing Authorities, at least one private citizen, at least one SC mayor, and at least two SC legal groups.	Comments received concentrated on the applicant capacity and the recipient financial capacity citing requirements were too rigorous and would preclude small nonprofits from participating. Geographic diversity was not supported; commenters wanted the best applications to be awarded regardless of geographic location. There were comments about the requirements on bedroom/bathroom combination minimums. Adjustments were made to the Allocation Plan based on these comments.	Comments questioning the necessity of market studies/market analysis and appraisals due to unnecessary costs were not accepted. Market analysis is a NHTF requirement and the Authority believes the benefits of such reports far outweigh the costs.
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**Table 3 – Citizen Participation Outreach**

**NEEDS ASSESSMENT**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the US Census Bureau and the US Department of Housing and Urban Development (HUD). These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) has a considerable impact on households in South Carolina, particularly lower income households. Measures of housing condition (lack of complete kitchen or plumbing facilities) don't provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through public housing wait lists and various census and state data sources.

**NEEDS ASSESSMENT**

**NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)**

**Summary of Housing Needs**

The following data tables provide an overview of the population and households in South Carolina, as well as their makeup in terms of family size and income and housing problems in terms of owner and renter households. Housing problems include lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses).

Overall population, household and income data comes from the US Census Bureau decennial census and annually updated American Community Survey, or ACS. Data regarding housing problems comes from a special tabulation of US Census Bureau prepared specifically for HUD and known as Comprehensive Housing Affordability Data, or CHAS data. Both ACS and CHAS data are annually updated and the most reliable data covers a five-year period. The tables below use 2007-2011 ACS or CHAS data and for comparison use the 2000 Census. The following sections focus more specifically on housing problems and data provided in those sections derives almost exclusively from 2007-2011 CHAS data.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	4,012,012	4,575,864	14%
Households	1,534,334	1,758,732	15%
Median Income	\$37,082.00	\$44,587.00	20%

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	213,560	203,530	282,750	174,165	884,725
Small Family Households *	74,365	68,190	111,780	72,320	484,780
Large Family Households *	12,645	12,795	19,925	13,765	60,900
Household contains at least one person 62-74 years of age	33,825	45,485	61,525	37,455	176,140
Household contains at least one person age 75 or older	26,240	37,795	37,995	17,430	62,095
Households with one or more children 6 years old or younger *	44,995	32,765	48,195	28,680	102,115
* the highest income category for these family types is >80% HAMFI					

**Table 5 - Total Households Table**

**Data Source:** 2007-2011 CHAS

NEEDS ASSESSMENT

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,980	1,770	2,065	740	7,555	1,095	945	935	525	3,500
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,090	1,250	1,790	870	6,000	210	425	645	380	1,660
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,960	2,845	3,025	1,110	10,940	1,160	1,680	1,940	1,440	6,220
Housing cost burden greater than 50% of income (and none of the above problems)	70,575	30,235	5,940	665	107,415	45,300	31,575	25,815	6,995	109,685

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**NEEDS ASSESSMENT**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	11,010	34,990	42,580	9,280	97,860	13,890	24,685	42,655	27,130	108,360
Zero/negative Income (and none of the above problems)	15,485	0	0	0	15,485	10,950	0	0	0	10,950

**Table 6 – Housing Problems Table**

Data 2007-2011 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	79,600	36,100	12,820	3,390	131,910	47,765	34,625	29,335	9,340	121,065
Having none of four housing problems	33,460	57,345	95,990	53,805	240,600	26,300	75,465	144,605	107,625	353,995

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	15,485	0	0	0	15,485	10,950	0	0	0	10,950

**Table 7 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	37,035	29,820	21,940	88,795	18,225	19,300	29,820	67,345
Large Related	6,930	4,945	3,215	15,090	3,315	3,640	5,175	12,130
Elderly	12,590	11,055	6,400	30,045	24,830	24,875	19,610	69,315
Other	31,655	23,630	19,720	75,005	14,465	9,795	14,720	38,980
Total need by income	88,210	69,450	51,275	208,935	60,835	57,610	69,325	187,770

**Table 8 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	32,140	12,910	2,015	47,065	14,820	11,960	9,675	36,455

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	5,930	1,345	145	7,420	2,435	1,820	1,535	5,790
Elderly	9,335	5,230	1,660	16,225	16,840	11,835	8,100	36,775
Other	28,640	12,340	2,675	43,655	12,335	6,420	6,710	25,465
Total need by income	76,045	31,825	6,495	114,365	46,430	32,035	26,020	104,485

**Table 9 – Cost Burden > 50%**

Data 2007-2011 CHAS  
 Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	5,195	3,090	3,490	1,325	13,100	945	1,565	1,675	1,095	5,280
Multiple, unrelated family households	680	705	755	275	2,415	435	525	915	680	2,555
Other, non-family households	220	340	625	385	1,570	19	20	45	60	144
Total need by income	6,095	4,135	4,870	1,985	17,085	1,399	2,110	2,635	1,835	7,979

**Table 10 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
 Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,000	0	0	2,000	0	0	0	0

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

Data Source Comments:

**NEEDS ASSESSMENT**

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

Based on the data contained in Tables 1 and 2, one can estimate that there are 31,300 single person households in need of housing assistance in South Carolina, with a little more than two-thirds of those single persons living under 30% AMI.

The Emergency Solutions Grant Program estimates that approximately 2700 veterans, elderly, persons with HIV/AIDS, chronically homeless, severely mentally ill, and chronic substance abuse are in need of housing assistance each year. This is based on data from the prior year Consolidated Annual Performance Evaluation Report.

THE SC DHEC HOPWA Program estimates to provide approximately 200 eligible PLWHA and their households with STRMU assistance, and 850 eligible persons will receive supportive services either with or without associated housing assistance. Permanent Housing Placement Services are expected to be provided to 40 clients. It is estimated that approximately 120 persons will receive Tenant Based Rental Assistance. Facility-based Supportive Housing will be supported to provide housing and services to approximately 10 at risk clients. Utilizing the data from the prior year's CAPER, the data was reviewed and utilized to determine the upcoming year's projected plan.

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

Based on data from an American Community Survey done in 2012, there are approximately 404,000 households which have at least one household member that has a hearing or vision impairment, an ambulatory or cognitive limitation, and/or a self-care or independent living limitation.

The Emergency Solutions Grant estimates that approximately 2500 victims of domestic violence are in need of housing assistance each year.

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

Data contained in the tables above, show that the most common housing problem in this state relates to cost burden. Of the approximately 1,758,732 million households (2011 is most recent year) in South Carolina, 699,840 of those households or 40% (rounded) of those households have incomes at or below 80% of the area median income. Of those households below the 80% AMI, almost 54% are paying more than 30% of their income towards housing costs; of those households, 30% are paying more than 50% of their total annual income on housing costs.

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

Of the households which are cost burdened, the number of owner-occupied households is higher than the number of rental households.

**NEEDS ASSESSMENT**

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

The Emergency Solutions Grant assisted 330 people of low-income individuals and families with children that were assisted with Homelessness Prevention in 2014. Additionally, we had approximately 6200 individuals and families with children in 2014 that were in a shelter. Furthermore, 994 were assisted with Rapid Rehousing in 2014.

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

***At risk of homelessness means:***

1. An individual or family who:
  1. Has an annual income below 30 percent of median family income for the area, as determined by HUD;
  2. Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the ‘homeless’ definition in this section; and
  3. Meets one of the following conditions:
    1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
    2. Is living in the home of another because of economic hardship;
    3. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
    4. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
    5. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;
    6. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
    7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the subrecipient’s approved consolidated plan;

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1. A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C.5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e–2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C.254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C.2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C.1786(b)(15)); or
2. A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

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

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause and increased risk of homelessness.

The SC DHEC HOPWA Program has learned of identified housing needs, barriers, and gaps through consultation meetings including a wide array of care providers, service organizations, and consumers. Many PLWHA struggle to meet short-term basic needs that are more pressing than keeping a clinic appointment or adhering to a medication regime. Many housing characteristics contribute to increased risk for homelessness and instability to include limited affordable quality housing, HIV/AIDS stigma and perceived discrimination, lack of transportation, lack of employment opportunities or income, prior criminal convictions, substance abuse, and mental illness.

**Discussion**

NEEDS ASSESSMENT

**NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)**

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

**Introduction**

As with housing problems in general, the best source for evaluating severe housing problems is the special tabulation of data created by the US Census Bureau for HUD. This data is known as the Comprehensive Housing Affordability Data, or CHAS data. This data is known as the Comprehensive Housing Affordability Data, or CHAS data. This data is annually updated and, similar to the US Census American Community Survey (ACS) data, the most reliable data covers a five-year period. The tables below use 2007-2011 CHAS data and show housing problems by income and race/ethnicity. A household is considered to have a severe housing problem if the housing unit has one or more of the following issues: completely lacking kitchen facilities or plumbing facilities, overcrowding defined as more than one and one-half persons per room, or cost burden greater than 50 percent.

As in the prior section dealing with housing problems, there are four tables below that show the distribution of one or more of these severe housing problems by race/ethnicity for each of four lower income groups: 0 to 30 percent of the area median income (very low income), 30 to 50 percent of the area median income (low income), 50 to 80 percent of the area median income (moderate income), and 80 to 100 percent of the area median income. The following section provides greater detail regarding varying levels of cost burden by race/ethnicity.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	158,774	40,462	23,751
White	75,072	21,349	10,492
Black / African American	74,615	18,106	11,557
Asian	1,048	67	495
American Indian, Alaska Native	806	80	108
Pacific Islander	85	0	0
Hispanic	5,493	501	774

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data 2007-2011 CHAS  
Source:

*\*The four housing problems are:*

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

**NEEDS ASSESSMENT**

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	123,363	83,817	0
White	63,175	52,880	0
Black / African American	50,796	27,313	0
Asian	1,204	510	0
American Indian, Alaska Native	411	290	0
Pacific Islander	35	10	0
Hispanic	6,135	2,313	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	111,438	178,194	0
White	68,029	112,607	0
Black / African American	36,069	56,436	0
Asian	1,532	1,297	0
American Indian, Alaska Native	248	696	0
Pacific Islander	85	25	0
Hispanic	4,284	5,933	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

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

**NEEDS ASSESSMENT**

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	41,764	134,503	0
White	30,088	90,031	0
Black / African American	9,652	37,583	0
Asian	377	1,397	0
American Indian, Alaska Native	198	609	0
Pacific Islander	44	35	0
Hispanic	1,200	3,904	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

*\*The four housing problems are:*

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

**Discussion**

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)**

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

**Introduction**

The 2007-2011 CHAS data collected by the US Census Bureau for HUD show housing problems by income and race/ethnicity. Severe housing problems include incomplete kitchen or plumbing facilities, cost burden over 50 percent, and severe overcrowding (more than 1.5 persons per room). The tables below show the distribution of severe housing problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	128,318	70,950	23,751
White	60,421	35,978	10,492
Black / African American	60,146	32,563	11,557
Asian	900	214	495
American Indian, Alaska Native	586	302	108
Pacific Islander	45	40	0
Hispanic	4,772	1,216	774

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data 2007-2011 CHAS  
Source:

*\*The four severe housing problems are:*

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

**NEEDS ASSESSMENT**

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	57,533	149,622	0
White	30,708	85,493	0
Black / African American	22,380	55,835	0
Asian	635	1,069	0
American Indian, Alaska Native	158	546	0
Pacific Islander	10	35	0
Hispanic	2,920	5,544	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS

Source:

*\*The four severe housing problems are:*

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	32,426	257,078	0
White	20,339	160,211	0
Black / African American	9,135	83,416	0
Asian	522	2,298	0
American Indian, Alaska Native	106	845	0
Pacific Islander	0	110	0
Hispanic	1,852	8,364	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS

Source:

*\*The four severe housing problems are:*

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

**NEEDS ASSESSMENT**

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	10,127	166,078	0
White	7,001	113,054	0
Black / African American	2,394	44,844	0
Asian	153	1,617	0
American Indian, Alaska Native	29	778	0
Pacific Islander	34	45	0
Hispanic	453	4,644	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

*\*The four severe housing problems are:*

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

**Discussion**

**NEEDS ASSESSMENT**

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)**

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

**Introduction**

As with housing problems in general and severe housing problems, the best source for evaluating housing cost burden is the special tabulation of data created by the US Census Bureau for HUD. This data is known as the Comprehensive Housing Affordability Data, or CHAS data. This data is annually updated and, similar to the US Census American Community Survey (ACS) data, the most reliable data covers a five-year period. The table below uses 2007-2011 CHAS data and shows cost burdens of less than 30 percent, 30 to 50 percent and greater than 50 percent by race/ethnicity.

A housing cost burden exists when a household pays more than 30% of income toward housing and a severe cost burden exists when housing costs are more than 50% of household income. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience a cost burden at a greater rate (10 percentage points or more) than the income level as a whole.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	1,191,289	264,645	212,729	25,007
White	875,892	162,872	115,658	11,027
Black / African American	264,499	86,919	84,392	12,096
Asian	11,781	2,803	1,891	510
American Indian, Alaska Native	3,212	842	835	108
Pacific Islander	308	205	55	0
Hispanic	27,546	8,865	7,399	934

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

**Discussion**

NEEDS ASSESSMENT

**NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)**

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

Based on the data contained in Tables 9-17 dealing with Housing Problems, Severe Housing Problems and Housing Cost Burden, the statistical numbers show there is more than a 10% difference between the White population and the Black/African American population at 50% AMI - 100% AMI in each problem category. That difference extends to the 30% AMI – 100% AMI populations when dealing with Severe Housing Problems and Housing Cost Burden.

Perhaps the most telling statistic are those households at 0% - 30% AMI in the Housing Problems and Severe Housing Problems Tables 9 and 13, respectively. When looking at the jurisdiction as a whole, both the White and the Black/African American percentage is 47%; an even split between those racial groups experiencing Housing/Severe Housing Problems in South Carolina at 0% - 30% AMI. One would not be surprised that those in the 0% AMI - 30% AMI have serious housing issues, but it does indicate there is a disproportionate need or problem when the same amount of White and Black/African Americans have this issue but the population as a whole is not even. Sixty-six percent (66%) of South Carolinians are White and 27% are Black/African American. A much larger percentage of Black/African Americans at the 0% AMI – 30% AMI have Housing/Severe Housing Problems.

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

Housing with complete kitchen and plumbing facilities, more rooms to help with overcrowding and less expensive housing to relieve households from spending more than 50% of their monthly income on housing costs.

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

N/A

**NEEDS ASSESSMENT**

**NA-35 Public Housing – (Optional)**

**Introduction**

The State of South Carolina does not own or operate any public housing. It does, however, administer the Housing Choice Voucher Program. Data below is therefore from the Public and Indian Housing (PIH) Information Center for South Carolina.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,951	0	1,921	0	0	0

**Table 21 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	0	309	0	306	0	0	
# of Disabled Families	0	0	0	620	0	613	0	0	

**South Carolina 2016-2020 Consolidated Plan for Housing & Community Development**

*Substantial Amendment to include National Housing Trust Fund (NHTF)*

**NEEDS ASSESSMENT**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	0	1,951	0	1,921	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	394	0	387	0	0	0
Black/African American	0	0	0	1,546	0	1,524	0	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	8	0	8	0	0	0
Pacific Islander	0	0	0	1	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

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

Data Source: PIC (PIH Information Center)

**NEEDS ASSESSMENT**

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	25	0	24	0	0	0
Not Hispanic	0	0	0	1,926	0	1,897	0	0	0

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

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

Data Source: PIC (PIH Information Center)

**NEEDS ASSESSMENT**

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

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

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

**Discussion:**

NEEDS ASSESSMENT

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	178	332	2,413	2,002	410	0
Persons in Households with Only Children	3	20	159	16	4	0
Persons in Households with Only Adults	1,438	2,368	2,990	363	640	0
Chronically Homeless Individuals	460	456	3,819	2,981	982	0
Chronically Homeless Families	35	69	4,693	2,574	1,041	0
Veterans	211	470	1,120	490	240	0
Unaccompanied Child	69	126	2,380	1,750	1,204	0
Persons with HIV	11	28	710	342	487	0

Table 25 - Homeless Needs Assessment

Data Source

Comments:

Indicate if the homeless population is:

Partially Rural Homeless

**NEEDS ASSESSMENT**

**Rural Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source

Comments:

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

Data unavailable for rural populations.

**NEEDS ASSESSMENT**

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

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1,457	796
Black or African American	1,899	1,027
Asian	5	6
American Indian or Alaska Native	21	22
Pacific Islander	15	4
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	90	48
Not Hispanic	3,368	1,848

Data Source

Comments:

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

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

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

**Discussion:**

NEEDS ASSESSMENT

**NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)**

**Introduction**

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

**HOPWA**

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	7,379
Area incidence of AIDS	223
Rate per population	12
Number of new cases prior year (3 years of data)	710
Rate per population (3 years of data)	5
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	15,271
Area Prevalence (PLWH per population)	820
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

**HIV Housing Need (HOPWA Grantees Only)**

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	3,879
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Alternate Data Source Name: HOPWA Ryan White Provider Reports for CY 2014

Data Source Comments:

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	20
Short-term Rent, Mortgage & Utility	949

Table 29 - HIV Housing Need

**NEEDS ASSESSMENT**

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

Housing status has been shown through a body of research findings as a strong predictor of HIV Health Outcomes, even stronger than characteristics such as gender, race, age, drug and alcohol use, mental health issues, and receipt of social services. This is an important finding as it indicates that housing itself may improve the health of people living with HIV disease. This is outlined in HUD's November 2014 white paper titled "HIV Care Continuum: The Connection Between Housing and Improved Outcomes Along the HIV Care Continuum".

The HIV Care Continuum was established by President Obama in July 2013 to further mobilize and coordinate federal efforts to meet the goals of the National HIV/AIDS Strategy. The National HIV Care Continuum shows significant gaps in engagement at each stage of the continuum – Diagnosed (82%), Linked to Care (66%), Retained in Care (37%), Prescribed ART (33%), and Virally Suppressed (25%).

HUD's November 2014 white paper outlines the impact housing has on the health of people living with HIV at each stage of the continuum as follows:

- Diagnosed: Evidence shows that housing instability is linked to delayed HIV diagnosis and to increased risks of acquiring and transmitting HIV infection.
- Linked to Care: Homeless and unstable housing are conditions strongly associated with inadequate HIV care, including failure to connect with a primary care provider.
- Retained in Care: Housing instability is a formidable barrier to retention in effective HIV Health Care. PLWHA experiencing homelessness and housing instability are significantly more likely than those with stable housing to experience discontinuous HIV care by dropping in and out of care.
- Prescribed ART: Lack of stable housing is a barrier to regular HIV primary care that meets clinical standards, including appropriate ARV medications. Some physicians may be reluctant to initiate ARV therapy treatment in person unstably housing fearing inadequate or inconsistent adherence.
- Virally Suppressed: PLWHA experiencing homelessness are less likely to be virally suppressed, have lower CD4 counts and are in worse overall physical and mental health compared to otherwise similar PLWHA who are stably housed.

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

From HUD's November 2014 White Paper, "For persons who lack a safe, stable place to live, housing assistance offers a proven, cost-effective health care intervention. Stable housing has a direct, independent, and powerful impact on HIV incidence, health outcomes, and health disparities." Improving outcomes on the HIV Care Continuum will require attention to housing need. Receipt of housing assistance and supportive housing services through the HOPWA program has the ability to exert a strong impact. (Nov 2014).

**NEEDS ASSESSMENT**

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 Ryan White 2012 Statewide Coordinated Statement of Need (SCSN), developed through meetings including a wide array of care providers, service organizations, and consumers identified housing as one of the issues most critically impacting HIV infected persons. Many PLWHA struggle to meet short-term basic needs that are more pressing than keeping a clinic appointment or adhering to a medication regime. 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 make HIV infected persons 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.

HIV/AIDS and homelessness are intricately related. Homeless people with HIV/AIDS encounter many challenges to their health. 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, the conditions of homelessness may increase the risk of contracting HIV.

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

According to the SC Epidemiological Profile, during 2011, South Carolina ranked 8th among states, the District of Columbia, and U.S. dependent areas with an AIDS case rate of 13.7 per 100,000 population. The epidemic is continuing to grow in South Carolina with an average of 62 cases of HIV infection reported each month during the past year. The number of people living with HIV/AIDS has increased 31 percent from 2004 to 2013.

**NEEDS ASSESSMENT**

The SC Epi Profile includes only persons diagnosed in South Carolina when calculating prevalence, and therefore report approximately 15,695 persons to be living with HIV (including AIDS) who are residents of SC; while calculations using current residence estimate approximately 17,394 persons living with HIV/AIDS in SC. Note: S.C.'s Epi Profile data used below analyzes HIV disease trends using the total of HIV cases including persons with AIDS.

Within the total population of people living with HIV/AIDS in South Carolina, there are significant differences among race, gender and age sub-populations

Men unequivocally are disproportionately affected by HIV/AIDS. Men make up 49 percent of South Carolina's total population, but comprise 70 percent of PLWHA (prevalence).

African Americans continue to be disproportionately impacted with HIV, especially African American men. African Americans comprise 28 percent of the state's total population, yet 72 percent of the total people living with HIV are African-American. Approximately three of four persons living with HIV/AIDS and newly reported with AIDS are African American, and about 18.4% of newly reported AIDS cases are white/Caucasian. Over three percent (3.3%) of persons living with HIV are Hispanic, slightly lower than new (incident) AIDS cases (5.0%).

Since 2009, the incidence case rate for people 20-24 years of age has been consistently higher than any other age group and is continuing to grow; the rate for people age 20-24 in 2013 decreased seven percent compared to 2012's rate; however, the rate for 2013 is 14 percent higher than the rate in 2008. Conversely, since 2003, the rate for those 25-44 years of age has been steadily decreasing; the rate for people age 25-44 decreased seven percent compared to 2011 and 16 percent compared to 2008. The rate for people 15-24 years of age, after a sharp increase in 2011, has dropped to below 2008's rate.

By exposure category, the HIV/AIDS epidemic in South Carolina continues to be primarily men who have sex with men representing 39.5% of prevalent and 42.7% of incident cases among persons with reported risk, and heterosexual risk about 24.8% of prevalent HIV (not AIDS), 29.8% of AIDS prevalence, and 23.2% of AIDS incident cases among persons with reported risk. Injecting drug use is not a major transmission category, comprising 5.8% AIDS incident cases. The combined risks of men who have sex with men and injecting drug use comprised 2.4% of new diagnosed cases and 3.5% of persons living with HIV & AIDS.

There are more cases of HIV/AIDS in urban areas compared to rural areas. Demographic proportions of HIV/AIDS cases for urban areas are reflective of the state, while Rural areas have a markedly higher disproportion of African-Americans at 75%. As stated above, 72% of the total people living with HIV are African-American.

**Discussion:**

Needs identified by service providers during the Needs Assessment consultation on October 1, 2015 include:

**NEEDS ASSESSMENT**

- More subsidized housing for clients
- More affordable & available housing
- Shorter waiting lists before approval of subsidized housing/permanent housing
- More supportive housing to address mental health and substance abuse needs
- Increased client income
- More availability of shelters and emergency housing
- More places for persons who are coming out of institutions
- More housing vouchers
- More available units connected to other resources (ex: grocery stores)
- More cost effective housing that passes HUD inspections

Housing needs for PLWHA include STRMU, Permanent Housing Placement, Tenant Based Rental Assistance, Facility Based Housing, and Supportive Services, all services provided through HOPWA funding.

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.

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. Contractors identified the following Supportive services identified by service providers needed to assist PLWHA reduce homelessness include:

- Employment services
- Job development
- Permanent supportive housing services (housing, in-home case management home visits, in-home mental health services)
- Medical case management (medical, mental health, AOD services); MCM maintain stable housing-linkage to care
- Access to mental health/AOD services/medical care
- More supportive housing
- Budgeting courses

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

**NEEDS ASSESSMENT**

and off the streets where they are even more susceptible to opportunistic infections. Additional information is gathered from service providers concerning client needs through the following:

- Working directly with clients
- Client surveys
- Client assessments
- Knowledge of housing trends in local area

**NEEDS ASSESSMENT**

**NA-50 Non-Housing Community Development Needs - 91.315 (f)**

**Describe the jurisdiction's need for Public Facilities:**

Public facility needs are varied and specific to local communities, which in South Carolina span a wide variety of developmental states and resources. Many, especially those in more rural areas, continue to be plagued by low incomes, high poverty, poor educational attainment and few economic opportunities for residents. As a result, local resources to assist with public facilities are limited in many areas of South Carolina, and funding for new or improved public facilities continues to be an often cited community development need. CDBG eligible activities that are classified as public facilities include those dedicated to essential public health and safety, such as fire stations and equipment, health facilities, police substations and even lighting and call boxes. Other types of publicly owned improvements also fall within HUD's definition of a public facility, and these include senior and child care centers, multi-purpose centers that serve a community, libraries and workforce education related facilities.

Needs indicated by the survey and the regional forums are:

- Health facilities
- Fire and police stations
- Libraries and training centers
- Community centers
- Youth centers/childcare and senior centers/adult daycare
- Parking facilities
- Green space, parks, playgrounds, trails and bike paths
- Public transportation and parking facilities

**How were these needs determined?**

The State conducted an online survey of local government leaders, residents, economic development agencies, utility providers and others asking their opinion of the relative importance and/or need for various community and economic development activities and improvements. Additionally, the State sponsored a series of ten regional forums at which community development needs were discussed and ranked in terms of relative priority. The survey was available online and as hard copy at the regional forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

**Describe the jurisdiction's need for Public Improvements:**

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

## NEEDS ASSESSMENT

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.

In spite of continued investment over the years, inadequacy or age and deterioration of public infrastructure remains 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.

Needs indicated by the survey and the regional forums are:

- Water and sewer, including both new and upgraded water and sewer lines, sewer treatment facilities and water supply and treatment facilities,
- Drainage and flood hazard improvements
- Community public safety features
- Upgraded streets, sidewalks, street lighting, and fire hydrants
- ADA facilities and improvements
- Telecommunications

### How were these needs determined?

Need for public improvements in South Carolina was determined as described above for public facilities.

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

The survey and regional forums were also designed to gauge 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, were related to economic development and individual economic opportunity.

Workforce development and skills training/upgrade also emerged as an important topic, reflecting the widespread concern that South Carolina workers needed more and better training to be competitive. Technical training, retraining of workers to allow them to adapt to new technologies and processes, life skills training, particularly for younger workers and to improve skills that are basic to work place participation, and work ethics were all noted as important needs.

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.

**NEEDS ASSESSMENT**

**How were these needs determined?**

Need for public services in South Carolina was determined as described above for public facilities.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

The Market Analysis Section describes the significant characteristics of South Carolina's housing market in terms of numbers, costs, and conditions of housing, homeless facilities, special needs facilities and services, barriers to affordable housing, and non-housing community development assets.

**HOUSING MARKET ANALYSIS**

**MA-10 Number of Housing Units – 91.310(a)**

**Introduction**

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.

**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	1,317,952	62%
1-unit, attached structure	52,846	2%
2-4 units	112,060	5%
5-19 units	175,076	8%
20 or more units	86,166	4%
Mobile Home, boat, RV, van, etc.	373,257	18%
<b>Total</b>	<b>2,117,357</b>	<b>100%</b>

**Table 30 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,158	0%	14,446	3%
1 bedroom	14,610	1%	78,663	15%
2 bedrooms	194,718	16%	221,773	42%
3 or more bedrooms	1,014,387	83%	216,977	41%
<b>Total</b>	<b>1,226,873</b>	<b>100%</b>	<b>531,859</b>	<b>101%</b>

**Table 31 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

## HOUSING MARKET ANALYSIS

Most of SHFDA's housing programs are competitive and all types of applications are received for owner-occupied rehabilitation, group homes, supportive as well as rental housing. For that reason, there are not specific targets as applicants can design their own projects. For all HUD-funded programs, the focus is on those households at or below 80% of area median income. In addition, target populations for which points are awarded are the disabled, homeless, or special needs occupants.

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

Based on information from many sources, it is expected there will be thousands of units lost in South Carolina's affordable housing inventory over the next several years.

- According to the National Housing Trust Fund organization, more than 2,200 Section 8 units will be lost in the next two years in South Carolina due to expiration of Section 8 contracts.
- In 2014, according to the Center for Budget and Policy Priorities, funds for public housing were more than \$18 million less than in 2010 in this state.
- Over 2,000 affordable low income housing tax credit units will be lost by 2019 in South Carolina due to the Year 15 Qualified Contract Process and by developers choosing to opt out of the tax credit program.
- It is unknown at this time how many homes were lost during the historic floods in October 2015, but the current need for home repairs for households that are eligible for housing grants because they are at or below 50% of AMI is overwhelming for the SC HTF program.

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

There is a significant affordable housing supply deficit in South Carolina for all property types no matter the number of bedrooms.

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

In collaboration with other state agencies and daily communication with the citizens of South Carolina, there is considerable need for affordable housing for special needs, mentally ill, homeless, veteran, victims of domestic abuse and family targeted populations.

## **Discussion**

**HOUSING MARKET ANALYSIS**

**MA-15 Cost of Housing – 91.310(a)**

**Introduction**

**Cost of Housing**

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Median Home Value	83,100	137,000	65%
Median Contract Rent	397	548	38%

**Table 32 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	254,637	47.9%
\$500-999	230,679	43.4%
\$1,000-1,499	34,294	6.4%
\$1,500-1,999	7,810	1.5%
\$2,000 or more	4,439	0.8%
<b>Total</b>	<b>531,859</b>	<b>100.0%</b>

**Table 33 - Rent Paid**

Data Source: 2007-2011 ACS

**Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	48,360	No Data
50% HAMFI	147,185	113,650
80% HAMFI	346,335	286,855
100% HAMFI	No Data	412,495
<b>Total</b>	<b>541,880</b>	<b>813,000</b>

**Table 34 – Housing Affordability**

Data Source: 2007-2011 CHAS

**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	605	656	778	1,026	1,301
High HOME Rent	605	656	778	1,026	1,160

**HOUSING MARKET ANALYSIS**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Low HOME Rent	565	605	726	838	936

**Table 35 – Monthly Rent**

**Data Source Comments:** There are 46 counties in the State of South Carolina. For purposes of this report, data entered represents SHFDA's office location of Lexington County, FMR and HOME rents effective June 2015.

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

No. There is a significant supply gap for households at all income levels.

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

The problem of acquiring an affordable place to live will become harder in SC in the coming years. It is believed this will be due to several unrelated issues. Rising construction costs will lead to higher home costs. Additionally, housing stock in general has taken a hit due to the historic floods of October 2015. This will lead to a reduction in supply and rise in demand. Lastly, management fees and operational cost increases will subsequently inflate rental rates.

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

Throughout the state, HOME and FMR lag significantly behind Area Median Rents. This has historically been the case in South Carolina and SHFDA will continue to leverage funding sources to produce and preserve affordable housing opportunities.

**Discussion**

**HOUSING MARKET ANALYSIS**

**MA-20 Condition of Housing – 91.310(a)**

**Introduction:**

The age of the housing stock is an important variable in assessing the overall characteristics of a local housing market.

**Definitions**

Substandard housing is housing that poses a risk to the health, safety or physical well-being of its occupants and/or its neighbors.

Substandard condition but suitable for rehabilitation is both structurally and financially feasible to rehabilitate.

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	303,796	25%	225,451	42%
With two selected Conditions	5,350	0%	14,976	3%
With three selected Conditions	611	0%	1,127	0%
With four selected Conditions	14	0%	42	0%
No selected Conditions	917,102	75%	290,263	55%
<b>Total</b>	<b>1,226,873</b>	<b>100%</b>	<b>531,859</b>	<b>100%</b>

**Table 36 - Condition of Units**

Data Source: 2007-2011 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	259,965	21%	85,901	16%
1980-1999	464,328	38%	195,884	37%
1950-1979	407,162	33%	195,436	37%
Before 1950	95,418	8%	54,638	10%
<b>Total</b>	<b>1,226,873</b>	<b>100%</b>	<b>531,859</b>	<b>100%</b>

**Table 37 – Year Unit Built**

Data Source: 2007-2011 CHAS

**HOUSING MARKET ANALYSIS**

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	502,580	41%	250,074	47%
Housing Units build before 1980 with children present	118,585	10%	62,705	12%

**Table 38 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

**Vacant Units**

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

**Table 39 - Vacant Units**

Data Source: 2005-2009 CHAS

As of December 31, 2015, there were approximately 1,200 vacant units in the Authority's low-income housing tax credit portfolio. That portfolio contains 500 properties. That represents 2.4 units per property. More than half of those properties are over ten years old.

**Need for Owner and Rental Rehabilitation**

Seventy-nine percent (79%) of the state's owner-occupied housing and 84% of the rental housing stock was built before 1999. 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.

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

Forty-one percent (41%) of the owner-occupied households and 47% of the rental stock was built before 1980 and have a risk of lead-based paint. Generally speaking, that is almost half of the housing stock in South Carolina

**Discussion:**

## MA-25 Public and Assisted Housing – (Optional)

### Introduction:

The State of South Carolina does not own or operate any Public Housing Authority developments.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				2,064			0	0	0
# of accessible units									

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

**Table 40 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

As noted above, the State of South Carolina does not own or operate any Public Housing Authority developments. However, there are PHAs in the State of South Carolina, which is technically the jurisdiction for the purposes of this Consolidated Plan.

### Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

Not applicable - the State of South Carolina does not own or operate any Public Housing Authority developments.

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

Not applicable - the State of South Carolina does not own or operate any Public Housing Authority developments.

### Discussion:

**HOUSING MARKET ANALYSIS**

**MA-30 Homeless Facilities – 91.310(b)**

**Introduction**

**Facilities Targeted to Homeless Persons**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	2,990	164	1,293	632	0
Households with Only Adults	3,819	240	766	1,344	0
Chronically Homeless Households	593	40	192	0	0
Veterans	1,120	76	824	0	0
Unaccompanied Youth	20	17	20	0	0

**Table 41 - Facilities Targeted to Homeless Persons**

Data Source  
Comments:

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

All of the Shelters in the Emergency Solutions Grant provide some type of health, mental health, and employment services.

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

## MA-35 Special Needs Facilities and Services – 91.310(c)

### Introduction

#### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	138
PH in facilities	15
STRMU	248
ST or TH facilities	0
PH placement	52

Table 42 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

With current and future HOPWA funding, DHEC funds Project Sponsors to provide the following services to people living with HIV/AIDS: Short Term Rent Mortgage Utility (STRMU), Permanent Housing Placement (PHP), Tenant Based Rental Assistance (TBRA), and Supportive Services. These services are all available in all counties covered under the State’s HOPWA jurisdiction. A Facility Based Housing unit is located in Greenville, SC.

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

HOPWA funded Project Sponsors provide the following services for non-homeless persons living with HIV/AIDS: STRMU, PHP, TBRA, and Supportive Services. Leveraged Medical Case Management (MCM) services are available through Ryan White Part B providers. MCM plays a meaningful role in ensuring early intervention and continuity of care for a person with HIV/AIDS. MCM is a multistep process to ensure timely access to and the coordination of medical and psychosocial services for people living with HIV/AIDS and in some cases, their families and/or close support system. MCM services support the retention of clients in care, adherence of clients to treatment and medical care appointments, while ensuring timely and coordinated access to appropriate levels of medical and supportive services, and continuity of care within the continuum. PLWHA enrolled in MCM services are assessed for housing needs/barriers twice annually, and as part of a client’s routine visit.

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

The State HOPWA Program plans the following activities:

Short Term Rent Mortgage Utility (STRMU), Permanent Housing Placement (PHP), Tenant Based Rental Assistance (TBRA), Facility Based Housing, and Supportive Services(SS). 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 2016 HOPWA funds.

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

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**MA-40 Barriers to Affordable Housing – 91.310(d)**

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

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 statewide 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.

HOUSING MARKET ANALYSIS

**MA-45 Non-Housing Community Development Assets -91.315(f)**

**Introduction**

HUD defines three broad objectives and outcomes for its Community Development Programs: decent housing, which is the subject of much of this Consolidated Plan, suitable living environment, and economic opportunity. Outcomes for these objectives should address either availability, affordability or sustainability. Non-housing community development assets tend to address suitable living environment and economic opportunity, with outcomes ranging from making jobs and public facilities and improvements more available and to making communities and economic opportunity more sustainable.

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.

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 necessary for 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.

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Economic opportunity at the individual level essentially translates into new or better paying jobs, and those are generally created as the economy grows, becomes an attractive location for business and industry and becomes capable of not only attracting new businesses but also providing an environment where existing businesses thrive and create more jobs. To do so, business and industry require the types of human assets detailed in this section, which describes the economy of South Carolina in terms of business sectors, the labor force, educational attainment and earnings.

**Economic Development Market Analysis**

**Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	9,055	9,318	1	2	1
Arts, Entertainment, Accommodations	99,299	73,887	14	15	1
Construction	43,588	31,387	6	6	0
Education and Health Care Services	101,834	59,571	15	12	-3
Finance, Insurance, and Real Estate	42,735	27,334	6	5	-1
Information	12,206	5,436	2	1	-1
Manufacturing	139,550	124,500	20	25	5
Other Services	25,608	19,441	4	4	0
Professional, Scientific, Management Services	45,943	27,393	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	118,406	85,196	17	17	0
Transportation and Warehousing	25,974	16,833	4	3	-1
Wholesale Trade	33,913	22,067	5	4	-1
Total	698,111	502,363	--	--	--

**Table 43- Business Activity**

**Data** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

**Labor Force**

Total Population in the Civilian Labor Force	1,114,778
Civilian Employed Population 16 years and over	989,966
Unemployment Rate	11.20
Unemployment Rate for Ages 16-24	26.49
Unemployment Rate for Ages 25-65	6.79

**Table 44 - Labor Force**

**Data Source:** 2007-2011 ACS

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<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	172,955
Farming, fisheries and forestry occupations	34,609
Service	103,592
Sales and office	240,498
Construction, extraction, maintenance and repair	113,163
Production, transportation and material moving	93,853

**Table 45 – Occupations by Sector**

Data Source: 2007-2011 ACS

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	618,020	65%
30-59 Minutes	266,712	28%
60 or More Minutes	62,484	7%
<b>Total</b>	<b>947,216</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2007-2011 ACS

**Education:**

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

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	84,493	20,300	92,557
High school graduate (includes equivalency)	277,355	33,799	125,786
Some college or Associate's degree	268,553	23,373	79,934
Bachelor's degree or higher	196,185	8,057	41,503

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

**HOUSING MARKET ANALYSIS**

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	5,986	9,422	11,318	34,393	53,005
9th to 12th grade, no diploma	43,802	36,287	32,810	73,137	52,185
High school graduate, GED, or alternative	76,945	91,042	109,604	237,805	109,994
Some college, no degree	80,373	65,709	66,434	127,835	51,925
Associate's degree	8,388	25,232	33,095	57,645	15,597
Bachelor's degree	10,772	40,062	41,423	82,949	37,407
Graduate or professional degree	840	14,355	19,621	49,071	25,360

**Table 48 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 49 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:  
2009-2013 ACS 5-Year Estimates

Data Source Comments: ACS 3-Year Estimates for South Carolina typically do not represent a large enough ACS survey to yield statistically significant data, and when queried from ACS, the absence of data is returned as zero, as in Table 20, above. ACS 5-Year Estimates are required in order to obtain corresponding data from the ACS, as in Alternate Data Table 1 below.

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,817
High school graduate (including equivalency)	25,631
Some college or Associates degree	31,082
Bachelor's degree	43,143
Graduate or professional degree	53,840

**Table 50 - MEDIAN EARNINGS IN THE PAST 12 MONTHS BY EDUCATIONAL ATTAINMENT**

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

Historically, manufacturing and, in particular, textile manufacturing has dominated South Carolina's economy, but this has been gradually 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. However, higher paying Management-Professional occupations continue to represent a smaller share of overall jobs in South Carolina compared with the nation.

The Business Activity table above reflects this. Manufacturing represents 20% of workers in this state and 25% of all jobs. Following behind are Retail Trade (17% of both workers and jobs), Education and Health Care Services (15% of workers and 12% of jobs), and Arts, Entertainment and Accommodations (14% of workers and 15% of jobs). The latter reflects the importance of travel and tourism to the State's economy.

### **Describe the workforce and infrastructure needs of business in the state.**

According to Labor Market Information (LMI) prepared by the SC Department of Employment and Workforce (DEW), there were 60,899 jobs advertised online in South Carolina on September 21, 2015, including over 47,000 in the state's urban areas. By comparison, there were 1,381,922 potential candidates looking for work in these areas (as indicated by registration in DEW online systems), or 23 times as many candidates as jobs on average, statewide.

Geographically, the disparities are widely variable from a high of 897 candidates per job in Saluda County, where there were only 46 job openings to 27,822 candidates, to a low of 4 candidates per job in Greenville and Charleston County, where there were a combined 19,488 jobs and 73,033 candidates. Clearly, areas where jobs are needed most are not the areas where jobs are being created, and even in those top counties in terms of jobs, there are still many more candidates than jobs.

Looking at job openings and candidates by occupation, the reason for this becomes clear: there are many more job openings than potential candidates for many occupations, particularly the higher paying and more technical jobs. The number one occupation in terms of job openings to candidates is Occupational Therapy Assistants, followed by Personal Financial Advisors, Dentists, Postsecondary Teachers and many other technical occupations in trades and health. This indicates that employers in South Carolina need workers with different kinds of skills and training than are available.

And in the state's most rural areas, jobs of any kind are hard to come by and demand for jobs vastly outweighs job openings each year. Further, depending on the skills required, the rural area workforce is less likely to qualify for available jobs, and this is reflected in persistently high unemployment and low per capita incomes in the state's least developed counties.

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Business and industry also continue to require infrastructure, particularly in more rural counties where there continue to be un-served areas and in all areas where resources are limited and aging systems present an impediment to growth. Business and industry are key to developing economic opportunity, but to support new business growth, the communities must offer not only workforce with appropriate skill levels, but also infrastructure such as water, sewer, adequate drainage and roads. Sites and buildings for business development are also needed, as are activities to address obstacles to economic development, such as demolition of dilapidated buildings, brownfield redevelopment and adaptive re-use of existing structures such as textile mill buildings. Other infrastructure needs that are more specific to industry type include rail and gas lines.

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

The biggest impact on workforce development and business and industrial infrastructure needs comes from the state's continued growth in population and its continued success in attracting new business and manufacturing facilities. The State continues to place a heavy emphasis on recruiting new business and industry to the state and it continues to provide a wide variety of incentives to encourage location and expansion in South Carolina and the creation of jobs and investment.

Generally, the State is able to respond to the needs of business and industry it recruits using state and local resources, as these are more flexible and can be provided in the timely fashion required by today's fast-paced location decisions and project timeframes. Where appropriate, for example in the State's more rural areas where local resources are less readily available, the State does target Community Development Block Grant (CDBG) funds each year to assist with business development. Funds are available for economic development activities, including business assistance and infrastructure development, where needed to support the location and/or expansion of business or industry that will create jobs primarily for low and moderate income residents, area economic development activities not specifically associated with job creation, and assistance to new or expanding local businesses that provide essential goods and services in predominantly low and moderate income communities.

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

As is the case nationwide, many jobs and opportunities in South Carolina go unfilled because there are not enough qualified candidates. In many cases, this is due to consistently low educational attainment levels and the increasing needs of business in this state for workers with higher skill levels and particularly STEM or science, technology and math skills. Many efforts have been begun over the years, with the goal of identifying these "skill gaps" and adapting K-12, higher education and adult

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education/training curriculum to address these gaps. Most recently, multiple agencies in the State partnered with the national ACT Work Ready Communities program to create South Carolina's own Certified Work Ready Communities (CWRC). The goal is to link, align, and match a county's workforce to the needs of industry and certify that county as "work ready" when established goals have been met. The foundation of certification is based on the number of individuals at the county level across the currently employed, transitioning into employment and emerging workforce categories who earn a National Career Readiness Certificate (ACT NCRC®), as well as the number of local employers who recognize the ACT NCRC®. The ACT NCRC® is a portable, industry-recognized credential that clearly identifies an individual's WorkKeys® skills in reading for information, applied math and locating information – skills required for 77 percent of jobs based on ACT JobPro database.

All 46 counties in South Carolina are participating in CWRC, with 41 of these having achieved the goals required to be certified as work ready as of March 2016. The first to be certified was Clarendon County in August 2013, and the latest to be certified was Charleston County in 2016.

Thus, the Certified Work Ready Communities initiative in SC is designed to empower counties with actionable data and specific workforce goals to drive economic growth through workforce improvement. CWRC assesses individual skill levels and identifies skills gaps that may need to be addressed through foundational and occupational training. Counties meeting related workforce goals and achieving National Career Readiness Certificate goals can then apply for recognition as a Certified Work Ready Community.

### **Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.**

Numerous workforce training initiatives are supported by the State, including the readySC program of the SC Technical College System and a brand new Regional Workforce Advisors program introduced by the SC Department of Commerce in 2015. The State's readySC program has been serving the needs of new and existing businesses in South Carolina for over 50 years, and it is consistently ranked as one of the state's best economic development tools. From 2013 to 2014, readySC trained 4,622 employees for 82 companies locating new business or expanding in the state and creating new jobs. The goal is to provide well-trained employees through a comprehensive process that includes recruiting, screening and training and curriculum tailored specifically to fit a company's needs. SC State Tech also addresses business needs through its Apprenticeship Carolina program that provides any interested employer in South Carolina with access to information and the technical assistance needed to create demand-driven, registered apprenticeship programs. At no cost to the employer, apprenticeship consultants are available to guide companies through the registered apprenticeship development process from initial information to full recognition in the national Registered Apprenticeship System.

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### **Describe any other state efforts to support economic growth.**

#### **Regional Workforce Advisors**

The State's 12 Regional Workforce Advisors are the state's newest resource for creating a workforce of capable of meeting the needs of business and industry in South Carolina. The Regional Workforce Advisors will serve as a connection for the business and education communities to collaborate on how to best prepare the workforce to meet industry demands. The goal is to bridge gaps at the local level, through enhanced communication, between those who educate our students and those in the business community who rely on a talented labor pool but often have a hard time identifying qualified candidates. The Regional Workforce Advisors will attempt to be the connection that facilitates the conversation between the business and education communities.

The Regional Workforce Advisors will connect business to K-16 schools and the workforce by: helping businesses partner with schools to develop a workforce for industries, including apprenticeships and job shadowing experiences; relaying information to educators about workforce needs; advocating industry needs inside the education system; helping businesses reach students, educators and parents to relay information about job descriptions, salaries and general information about industry; serving as a support system for the emerging workforce; and helping businesses learn about what is being done in schools to identify ways to improve workforce development. The Advisors will also give teachers, administrators and school counselors and career specialists a direct connection to business. They will communicate the workforce needs of South Carolina industry and facilitate collaborative problem solving, provide information related to college and career readiness based on employer feedback, and provide educators information on economic development and workforce development, including curriculum changes that can better prepare students for workforce training, college and careers.

#### **readySC and Apprenticeship SC**

The South Carolina Technical College system is comprised of 16 community-based technical colleges throughout the state. Home to the readySC™ program and Apprenticeship Carolina, the SC Technical College System serves close to 240,000 students and excels at creating programs that meet the needs of area businesses and industries. The readySC™ program works closely with companies to provide the recruiting and training assistance they need to get up and running. Apprenticeship Carolina™ helps their workforce continue to grow by guiding companies through the registered apprenticeship process from initial information to full recognition in the National Registered Apprenticeship System. The training associated with the work of these two programs is directly correlated with jobs in the state and provides thousands of South Carolinians with the skills needed to acquire new jobs or grow in their current positions. Apprenticeship Carolina is an example of this. It provides the information and technical assistance needed to create demand-driven registered apprenticeship programs. At no cost to the employer, apprenticeship consultants guide companies through the registered apprenticeship development process from initial information to full recognition in the national Registered Apprenticeship System.

## HOUSING MARKET ANALYSIS

The South Carolina Department of Employment and Workforce (DEW) promotes stable employment and economic growth by tracking trends and statistics, and connecting employers and job seekers.

The South Carolina Department of Commerce's Research Division provides labor market information including job force data, employment by industry, unemployment, wages, occupational employment, projections, job skills, business locations and population demographics.

### **Discussion**

The SC Department of Commerce, which administers the State's Community Development Block Grant (CDBG) Program, is the lead entity for South Carolina with respect to economic development. All of the Department of Commerce divisions are structured to fulfill the agency's mission to ready the state's most rural areas for economic development while also facilitating and supporting the needs of more developed counties and creating the tools and environment with which to attract new business and industry, encourage and facilitate existing business and industry expansion and support economic growth and opportunity statewide. Various divisions at the Department of Commerce undertake a wide variety of efforts each year, ranging from marketing and promoting the state nationally and internationally, assisting local communities with various community and economic development efforts, assisting business and industry interested in new business location or expansion of existing operations in the state, coordinating with state legislative leaders and the Governor's Office in developing and modifying economic development initiatives, legislation and incentives, developing and supporting trade and international investment initiatives, providing research and support for innovation and workforce initiatives, and administering the various state and federal grant resources in a way that maximizes impact on economic growth and development.

HOUSING MARKET ANALYSIS

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

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

Housing problem concentrations in the context of areas of racial and ethnic concentrations and varying percentages of median income are presented in the Needs Assessment section of this Consolidated Plan. Specifically, NA-10 Housing Needs Assessment Tables 5 and 6, Parts 1 through 5, summarize housing needs by tenure (owner vs. renter) for housing problems including substandard housing, overcrowding, severe overcrowding and varying levels of housing cost burden. Section NA-15 provides similar data by ethnicity and income for those considered to have disproportionately greater housing needs, and Section NA-20 provides similar data by ethnicity and income for those considered to have disproportionately greater need in terms of severe housing problems. NA-25 provides data on disproportionately greater housing cost burden.

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

There are many areas of the State where low-income families are concentrated. Although pockets of such areas exist throughout South Carolina, even in more urban counties, those with persistently high levels of poverty are also those with low educational attainment levels, low median income and high unemployment. The SC Department of Revenue defines these counties each year as those that fall in the bottom two tiers of economic development, or Tier 3 and 4 Counties. As of December 2015, 25 or more than half of the State's 46 counties are classified as Tier 3 or 4 and have average per capita income levels of \$36,077 or lower. Most of the counties also consistently rank amongst the highest in the state in terms of unemployment and poverty, and amongst the lowest in the state in terms of median and per capita income.

Racial concentrations also exist and all applicants for State CDBG funding are asked to provide maps identifying areas of racial and ethnic concentrations as well as low-income concentrations, and benefit to LMI individuals and families in project areas is always a key consideration in evaluating applications for competitive CDBG funding. As the State undertakes its new Analysis of Impediments to Fair Housing or the newer format Assessment of Housing, as required by HUD and according to the schedule required by HUD, the non-entitlement areas of the State that make up the jurisdiction for the State CDBG Program will be studied in great detail in terms of income and race/ethnicity, with an eye toward identifying those areas where there are the greatest concentrations of both populations.

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

The State's most challenged areas in terms of income, educational attainment, and employment and economic opportunity are also those with the fewest local resources to address public infrastructure, public facilities, public services and other elements of viable and sustainable communities. As a result,

## HOUSING MARKET ANALYSIS

most of these areas struggle to provide an adequate quality of life for their residents and economic opportunity and access to services and facilities that are comparable to larger, more affluent areas. The State CDBG Program in particular recognizes this and has created programs aimed specifically at helping these communities improve the quality of life for their residents.

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

As noted above, community assets in the State's most challenged areas are limited, largely because local resources in these areas are limited and local governments are generally not able to provide the financial, leadership or other assets necessary to undertake the comprehensive planning and development needed to address gaps in resources and community assets. Nearly every CDBG Program is aimed at identifying gaps in public facilities, public infrastructure, specific communities in need of revitalization and development of assets to support both residential quality of life and community economic development and opportunity. Applicants for CDBG funding must identify projects which can build needed assets or address needed facilities or improvements that can create meaningful impact on neighborhoods.

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

All areas of the South Carolina possess opportunities in various forms and it is the job of local community and economic development officials, as well as state and federal funding sources that they may partner with, to help identify these opportunities and build on them in order to create more viable and sustainable quality of life and economic opportunity. Each community is unique, however, and assets and opportunities and challenges that must be overcome must all be evaluated in terms of each community's particular location in the state, access to transportation, public infrastructure and facilities, workforce quality and education and training opportunities, and so forth in order to determine how best to take advantage of existing and potential opportunities and move the community forward. State CDBG Programs and other State programs aimed at developing rural assets, such as the State Rural Infrastructure Fund and State Rural Infrastructure Authority, are aimed specifically at helping communities achieve these goals.

STRATEGIC PLAN

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

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, 2016 and ending March 31, 2021. 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.

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.

## SP-10 Geographic Priorities – 91.315(a)(1)

### Geographic Area

Table 51 - Geographic Priority Areas

#### General Allocation Priorities

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

Most of the HUD programs included in this Consolidated Plan do not allocate funding availability by region. Instead, CDBG, HOME, and NHTF 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 is the only program that annually allocates funding regionally, with funding levels for each region determined on the basis of HIV incidence rates. Ryan White Care Act Providers then compete to become the HOPWA Program Sponsor for that region.

**AMENDMENT: The geographic area for the distribution of NHTF includes the entire State of South Carolina along with CDBG, HOME, and ESG.**

**SP-25 Priority Needs – 91.315(a)(2)**

**Priority Needs**

**Table 52 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence	
	<b>Geographic Areas Affected</b>		
	<b>Associated Goals</b>	New Affordable Rental Housing	
	<b>Description</b>	The availability of affordable housing, and particularly rental housing, continues to be a priority need in South Carolina.	
	<b>Basis for Relative Priority</b>		
	<b>2</b>	<b>Priority Need Name</b>	Transitional and Supportive Housing
		<b>Priority Level</b>	High
<b>Population</b>		Extremely Low Low Moderate Persons with HIV/AIDS and their Families	
<b>Geographic Areas Affected</b>			
<b>Associated Goals</b>		Operating Funds for Facility-Based Housing Units	
<b>Description</b>		Support transitional and supportive housing facilities for people with HIV/Aids, disabilities and other special needs.	
<b>Basis for Relative Priority</b>			

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<b>3</b>	<b>Priority Need Name</b>	Preservation of Existing Affordable Housing
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Community and Regional Planning Homeless Prevention & Rapid Re-Housing Preserve Existing Affordable Housing
	<b>Description</b>	Demand for affordable housing outpaces new construction, making it important to preserve affordable housing that already exists.
	<b>Basis for Relative Priority</b>	

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<b>4</b>	<b>Priority Need Name</b>	Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Many of the most cost-burdened families in the state are renters and finding and keeping affordable rental housing is challenging for many. Rental assistance, in the form of security deposits and tenant-based rental assistance, are needed to help families afford safe and decent housing.
	<b>Basis for Relative Priority</b>	
	<b>5</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Families with Children Elderly Elderly
<b>Geographic Areas Affected</b>		
<b>Associated Goals</b>		Homeownership & Rental Assistance
<b>Description</b>		Homeownership continues to be out of reach for many low and moderate income households in South Carolina, and assistance in the form of downpayment and closing cost assistance is often the key to making homeownership a reality.
<b>Basis for Relative Priority</b>		

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<b>6</b>	<b>Priority Need Name</b>	TBRA for People Living with HIV/AIDs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Tenant-based Rental Assistance
	<b>Description</b>	People living with HIV/AIDs (PLWHA) are living longer and requiring more assistance to remain in affordable, independent living situations, including rental housing. Tenant Based Rental Assistance, or TBRA, can help many PLWHA remain independent.
	<b>Basis for Relative Priority</b>	
<b>7</b>	<b>Priority Need Name</b>	STRMU for People Living with HIV/AIDS
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Short-Term Rent, Mortgage & Utility Assistance
	<b>Description</b>	Short term rent, mortgage and utility assistance (STRMU) continues to be necessary to help people living with HIV/AIDS (PLWHA) to maintain independent living situations.
	<b>Basis for Relative Priority</b>	

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8	<b>Priority Need Name</b>	Supportive Services for People Living with HIV/AIDS
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Supportive Services for People with HIV/AIDSs
	<b>Description</b>	People living with HIV/AIDSs (PLWHA) require a wide array of supportive services, from case management to medical services and transportation and employment services, to help achieve and maintain independent living. As PLWHA are now living longer, the need for supportive services is increasing and continues to exceed funding available to care providers.
	<b>Basis for Relative Priority</b>	
9	<b>Priority Need Name</b>	Homeless Prevention and Rapid Re-Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeless Prevention & Rapid Re-Housing
	<b>Description</b>	There continues to be a need to prevent homelessness and rapidly re-house those who have become homeless.

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	<b>Basis for Relative Priority</b>	
<b>10</b>	<b>Priority Need Name</b>	Homeless Facilities and Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeless Shelter, Services & Outreach
	<b>Description</b>	Shelter and transitional housing are necessary to provide emergency or temporary housing to those who have become homeless or are attempting to transition out of homelessness, and essential services are necessary to provide the support and assistance necessary for those who are homeless or at risk of becoming homeless. Outreach to non-sheltered homeless individuals and families is necessary to extend essential services to those who choose not to take advantage of emergency or transitional housing.
	<b>Basis for Relative Priority</b>	

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<b>11</b>	<b>Priority Need Name</b>	Community Infrastructure, Facilities & Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Community Economic Development Community and Regional Planning New or Upgraded Public Infrastructure & Facilities
	<b>Description</b>	Nearly every local government in the State continues to require new and/or upgraded public infrastructure, facilities and services. Many communities, and especially many low and moderate income communities, lack the resources necessary to adequately provide all required infrastructure, facilities and services and to provide a suitable and sustainable quality of life for all residents.
	<b>Basis for Relative Priority</b>	Adequate public infrastructure, such as water, sewer, drainage and roads, are essential elements of community quality of life and are also necessary to support housing development and to attract new and support the growth of existing business and industry. Public health and safety are threatened when existing infrastructure is deteriorated and inadequate to meet community needs, and a community's ability to compete for and provide sustainable economic opportunity for its residents is limited when public health, workforce development and other needed community resources and facilities are missing or inadequate. Services are also important elements of economic competitiveness, and the priority attached to infrastructure, facilities and services continues to be a high priority need in this state.

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<b>12</b>	<b>Priority Need Name</b>	Community Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Community Economic Development Community and Regional Planning Neighborhood Revitalization New or Upgraded Public Infrastructure & Facilities Support New or Retention of Existing Jobs
	<b>Description</b>	Throughout South Carolina, even in counties that are considered to be fairly well developed, there exist neighborhoods and communities where infrastructure, public facilities and public services are lacking or inadequate and represent a barrier to decent quality of life, economic opportunity for residents, and sustainability of the community itself. Generally, these are lower income areas where poverty rates are high, per capita income and educational attainment are low, job opportunities are few and economic outlook is poor. Without substantial property tax base from business and industry and individuals and families with higher incomes and higher value property, these communities have very few of their own resources with which to address community needs and to revitalize the community and make it more sustainable.
	<b>Basis for Relative Priority</b>	Throughout South Carolina, communities with limited resources continue to exist and these continue to include those that are characterized by concentrations of extremely low, low-income and moderate-income households. Providing adequate resources and services to all communities is a priority, but addressing community needs, establishing a suitable living environment and ensuring access to safe and decent housing and adequate

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		community resources is a high priority in areas where the need is greatest and resources are most limited.
<b>13</b>	<b>Priority Need Name</b>	Economic Opportunity
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Community Economic Development Community and Regional Planning Support New or Retention of Existing Jobs
	<b>Description</b>	Economic opportunity is very limited in many areas of South Carolina and particularly in those area where poverty rates are highest, educational attainment and per capita income are low, residential and commercial areas are depressed, and business growth and opportunities for job creation and are limited. These areas need a variety of assistance to make them viable and economically competitive, such that they can support new business and industry, which in turn will create jobs and spin off other new business development, thereby creating individual economic opportunity in the form of jobs and higher incomes that will lead to individual and family stability.
	<b>Basis for Relative Priority</b>	Economic opportunity remains a high priority need throughout South Carolina and this is especially true in the state's least developed counties where unemployment, low median income and high poverty, and low workforce skill levels and educational attainment persist. Community resources to address economic opportunity are limited, as are resources with which to improve the local economy, address worker skill shortages, make the community attractive for new growth and investment and help attract new employers, or support existing employers and facilitate their growth. As a result, the State will continue to prioritize economic opportunity to help those communities and residents in greatest need become more economically

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		competitive and to help offer residents of these communities new and more sustainable economic opportunity.
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**Narrative (Optional)**

Each of the Consolidated Plan partner agencies administers HUD and other funds that can be used to address the priority needs identified above. Each program's Method of Distribution identifies programs of funding that will be used each year to assist with the highest priority needs. The allocation priorities are generally all high, as all represent competing needs particularly amongst the State's extremely low, low and moderate income households and in communities that are predominantly low and moderate income.

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**SP-30 Influence of Market Conditions – 91.315(b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	High number of extremely low and very low and low-income cost burdened households and extremely tight rental market. TBRA has proven successful in rapidly ending economic homelessness and in sustaining gains made by formally, chronically homeless persons. Challenge is the availability of units at FMRs.
TBRA for Non-Homeless Special Needs	Extremely low and very low and low-income special needs households have difficulty finding housing in extremely tight rental markets. Challenge is the availability of units at FMRs.
New Unit Production	Supply deficit drives lack of affordability for households at all income levels. Extremely low and very low income households experience 70%+ cost burdening. Challenge is cost and availability of land, competition for and availability of other resources such as HOME, LIHTC, NHTF, CDBG, and SC HTF.
Rehabilitation	Supply crisis makes the need for new unit production a higher priority than rehabilitation. Emergency repairs are an ongoing element of keeping elderly and special needs households in their home. However, rental housing rehabilitation is an eligible activity under the NHTF and will be given equal consideration as new construction in years 2017-2020 of this consolidated plan.
Acquisition, including preservation	Supply crisis makes the need for new unit production a higher priority than funding to preserve existing affordable housing. However, rental housing rehabilitation is an eligible activity under the NHTF and will be given equal consideration as new construction in years 2017-2020 of this consolidated plan.

**Table 53 – Influence of Market Conditions**

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**SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)**

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	18,871,096	18,000	0	18,889,096	60,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of CDBG funds of at least \$15 million per year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,428,360	2,500,000	0	6,928,360	20,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual combination of allocation and program income HOME funds of \$5 million per year.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,413,582	0	90,000	1,503,582	4,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of HOPWA funds of at least \$1 million per year.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	8,000,000	0	0	8,000,000	8,000,000	2015 competition Tier 1 awards for the state totaled \$8,180,784 and Tier 2 announcements have not been made as of Con Plan submission. The 2016 CoC competition at the time of the Con Plan submission had not begun.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Permanent housing in facilities Permanent housing placement Rapid re-housing (rental assistance) Services Transitional housing Other	8,000,000	0	0	8,000,000	0	2015 Continuum of Care competition Tier 1 awards for the State totaled \$8,180,784 and Tier 2 announcements have not been made as of the submission date for this Consolidated Plan.
Housing Trust Fund	public - federal	Admin and Planning Housing Multifamily rental new construction Permanent housing in facilities	3,000,000	0	0	3,000,000	12,000,000	First year new affordable housing program targeting extremely low-income individuals and families in South Carolina.

**Table 54 - Anticipated Resources**

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

A number of other resources, including other federal, private, non-profit, local and state programs, can be used to address housing, community development and special needs. Much of the funding for housing and community development programs in particular originates from federal sources. Programs including HOME, NHTF, 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 federal programs are available on a demonstration basis or through a competitive process on a national or regional level, and as such 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 2016-2020 Consolidated Plan.

State resources for housing include the various programs and the State Housing Trust Fund administered by the SC State Housing Finance and Development Authority, which are described below. In addition, HUD requires the State to provide matching funds for the CDBG, HOME, and ESG Program allocations, as described below. 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 Fund. More information on the HOME match is included in the attached HOME Program Description.
- The NHTF program does not require matching funding sources; however, preference will be given to projects providing financial commitments of non-Federal and/or non-Authority funding sources.
- 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.

Services for non-homeless special needs populations, including the elderly, low-income families, persons with mental and physical disabilities, and persons with AIDS/HIV, are provided on a statewide or regional basis. Related organizations also provide advocacy, direct assistance, funding, information, or referrals for those populations. The organizations and primary services offered are listed in the 2016-2020 Consolidated Plan.

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

The State does not own any land or property that may be used to address the needs identified in the plan.

**Discussion**

STRATEGIC PLAN

**SP-40 Institutional Delivery Structure – 91.315(k)**

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SC Department of Commerce	Government	Economic Development Planning neighborhood improvements public facilities public services	Jurisdiction
SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT CORPORATION	Government	Ownership Rental	Jurisdiction
Governor's Office of Economic Opportunity	Government	Homelessness	State
SC Department of Health and Environmental Control (DHEC)	Government	Non-homeless special needs	Jurisdiction

Table 55 - Institutional Delivery Structure

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

The state HOPWA 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. Housing status is a predictor of health outcomes and this service distribution linkage allows HOPWA services to be offered in the same location where clients are already seeking medical and case management services.

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

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

**Table 56 - Homeless Prevention Services Summary**

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction**

HOPWA funds are specifically designated to provide housing services to the persons with HIV. For grant year 2014-2015, the following services were provided:

- STRMU: 212 household served
- Permanent Housing Placement: 62 households served
- TBRA: 131 households served
- Supportive Services: 1,178 households served
- Facility Based Supportive Housing: 12 households served

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

The primary objective of DHEC's statewide HOPWA program is to keep PLWHA from becoming homeless. Other strengths and gaps identified by HOPWA service providers include:

Strengths:

- Current available housing funding and resources, although these could be enhanced to address more needs
- Staff/providers to support PLWHA are people who care
- Service providers across SC address all 46 counties for PLWHA
- Able to address short-term needs of clients who already have a long-term plan
- Can provide assistance with setting up housing with Permanent Housing Placement; STRMU provides assistance with emergency events to help clients stay in housing

Barriers:

- Not enough funding to meet all the needs
- Difficult finding permanent housing for those suddenly homeless
- Gaps in mental health services around the state

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

The Statewide HOPWA program is administered by the SC Department of Health and Environmental Control (DHEC), STD/HIV Division. DHEC distributes the funds to regional Ryan White Care Providers and/or eligible non-profit organizations that assist persons living with HIV/AIDS. The state HOPWA program serves all areas of South Carolina with the exception of the Columbia, Charleston, and Greenville EMAs, which receive HOPWA funding directly from HUD and Aiken and York Counties which are part of neighboring states' EMAs.

HOPWA funds are used to provide Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility payments (STRMU), Permanent Housing Placement (PHP), Supportive Services, and Operating Funds for Facility Based Supportive Housing.

All DHEC HOPWA sponsors are Ryan White Part B service providers or collaborate closely with Ryan White Part B service providers. The project sponsors, with the exception of 2 providers, all provide supportive services, primarily case management, for PLWHA statewide.

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Case management continues to be an important component of South Carolina’s HOPWA continuum of care, particularly for clients who need assistance with maintaining medical care and treatment and stable housing. HOPWA case management is defined as the provision of supportive services that are designed to help clients establish and/or maintain stable housing. HOPWA case management includes the development of individualized client action plans that establish goals and objectives around meeting clients’ needs, including house needs. Case management and other supportive services (such as transportation) provide clients with the assistance necessary to stay in medical care and develop and maintain adherence to forward moving action plans, including housing elements of action plans.

Additionally, facility based supportive housing and tenant based rental assistance both provide safe, stable housing situations for PLWHA’s long term housing needs. Facility based supportive housing assists PLWHA moving from one housing circumstance to another – from mental health or substance abuse treatment to facility another based or tenant based housing assistance. The facilities allow clients the ability to simultaneously work on a long term housing goal without the day-to-day instability of homelessness.

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SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Affordable Rental Housing	2016	2020	Affordable Housing		Affordable Housing	HOME: \$12,625,000 Housing Trust Fund: \$9,500,000	Rental units constructed: 580 Household Housing Unit
2	Operating Funds for Facility-Based Housing Units	2016	2020	Affordable Housing Non-Homeless Special Needs		Transitional and Supportive Housing	HOPWA: \$200,000	HIV/AIDS Housing Operations: 40 Household Housing Unit
3	Homeownership & Rental Assistance	2016	2020	Affordable Housing		Homeownership Assistance	HOME: \$4,000,000	Direct Financial Assistance to Homebuyers: 500 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted
4	Tenant-based Rental Assistance	2016	2020	Affordable Housing Non-Homeless Special Needs		TBRA for People Living with HIV/AIDS	HOPWA: \$1,000,000	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted
5	Short-Term Rent, Mortgage & Utility Assistance	2016	2020	Affordable Housing Non-Homeless Special Needs		STRMU for People Living with HIV/AIDS	HOPWA: \$250,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
6	Homeless Prevention & Rapid Re-Housing	2016	2020	Homeless		Homeless Prevention and Rapid Re-Housing Preservation of Existing Affordable Housing	ESG: \$3,000,000	Tenant-based rental assistance / Rapid Rehousing: 750 Households Assisted  Homelessness Prevention: 1000 Persons Assisted

**South Carolina 2016-2020 Consolidated Plan for Housing & Community Development**

*Substantial Amendment to include National Housing Trust Fund (NHTF)*

**STRATEGIC PLAN**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Preserve Existing Affordable Housing	2016	2020	Affordable Housing		Preservation of Existing Affordable Housing	HOME: \$3,750,000 Trust Fund: \$4,000,000	Rental units rehabilitated: 130 Household Housing Unit
8	New or Upgraded Public Infrastructure & Facilities	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization	CDBG: \$50,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
9	Homeless Shelter, Services & Outreach	2016	2020	Homeless		Homeless Facilities and Services	ESG: \$4,000,000	Homeless Person Overnight Shelter: 35000 Persons Assisted
10	Supportive Services for People with HIV/AIDs	2016	2020	Non-Homeless Special Needs		Supportive Services for People Living with HIV/AIDS	HOPWA: \$400,000	Other: 4000 Other
11	Neighborhood Revitalization	2016	2020	Non-Housing Community Development		Community Revitalization	CDBG: \$6,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
12	Community and Regional Planning	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity Preservation of Existing Affordable Housing	CDBG: \$2,500,000	Other: 40 Other
13	Support New or Retention of Existing Jobs	2016	2020	Economic Opportunity		Community Revitalization Economic Opportunity	CDBG: \$7,000,000	Jobs created/retained: 300 Jobs

**South Carolina 2016-2020 Consolidated Plan for Housing & Community Development**

*Substantial Amendment to include National Housing Trust Fund (NHTF)*

**STRATEGIC PLAN**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Community Economic Development	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity	CDBG: \$12,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted  Buildings Demolished: 10 Buildings

**Table 57 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	New Affordable Rental Housing
	<b>Goal Description</b>	Increase the supply of affordable rental units for ELI LMI households by 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.
<b>2</b>	<b>Goal Name</b>	Operating Funds for Facility-Based Housing Units
	<b>Goal Description</b>	Provide 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.
<b>3</b>	<b>Goal Name</b>	Homeownership & Rental Assistance
	<b>Goal Description</b>	Improve affordability of owner and renter housing for LMI families by providing down payment, closing cost or rental assistance to help low income families achieve homeownership or afford to rent safe, decent and suitable housing.

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4	<b>Goal Name</b>	Tenant-based Rental Assistance
	<b>Goal Description</b>	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.
5	<b>Goal Name</b>	Short-Term Rent, Mortgage & Utility Assistance
	<b>Goal Description</b>	Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS. Assistance may include 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.
6	<b>Goal Name</b>	Homeless Prevention & Rapid Re-Housing
	<b>Goal Description</b>	Prevent homelessness or assist with rapid re-housing by providing 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.
7	<b>Goal Name</b>	Preserve Existing Affordable Housing
	<b>Goal Description</b>	Preserve existing affordable housing and make it more sustainable by connecting units to public water and/or sewer or by rehabilitation or repair as part of neighborhood revitalization
8	<b>Goal Name</b>	New or Upgraded Public Infrastructure & Facilities
	<b>Goal Description</b>	Provide CDBG funding for new or improved infrastructure, facilities or services to benefit primarily LMI communities and create safe, suitable and sustainable living conditions and improved quality of life. This may include extending new public infrastructure to previously un-served areas, upgrading existing, dilapidated, inadequate and/or unsafe infrastructure, and providing adequate or improved drainage to eliminate flooding and related public safety and health concerns. Other public infrastructure improvements may also be funded, depending on eligibility for CDBG funding and programs of funding established each year and state and community priorities.

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9	<b>Goal Name</b>	Homeless Shelter, Services & Outreach
	<b>Goal Description</b>	Support organizations that provide essential services to homeless individuals and families and outreach to the unsheltered homeless. This may include providing ESG funds for services including education, counseling, employment assistance, food/nutrition and health/medical services, case management, and other similar activities, as well as for street outreach to unsheltered homeless to help address their need for supportive services.
10	<b>Goal Name</b>	Supportive Services for People with HIV/AIDS
	<b>Goal Description</b>	Provide supportive services to persons with special needs to promote independent living by 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.
11	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Preserve neighborhoods and make them safer, more livable and sustainable through revitalization, development and elimination of blight. This will include CDBG funding for a variety of eligible activities necessary to effect comprehensive revitalization, address issues and ensure sustainability. Specific activities funded will depend on community and neighborhood needs and conditions, but may include extending or upgrading water/sewer infrastructure, providing or improving streets and sidewalks, providing or improving transportation, eliminating blighting conditions and demolishing vacant and abandoned buildings, public safety facilities such as call boxes and cameras/monitors, and minor 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.
12	<b>Goal Name</b>	Community and Regional Planning
	<b>Goal Description</b>	Support community and regional planning and coordination initiatives

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<b>13</b>	<b>Goal Name</b>	Support New or Retention of Existing Jobs
	<b>Goal Description</b>	Support the creation or retention of jobs for LMI persons by providing CDBG funding to communities to help them assist businesses seeking to locate or expand in their community. This may include funding for public infrastructure, other commercial/industrial improvements, and other types of public or direct business assistance.
<b>14</b>	<b>Goal Name</b>	Community Economic Development
	<b>Goal Description</b>	Improve community economic competitiveness through programs, services or facilities that will contribute toward greater economic opportunity in communities that are predominantly low to moderate income.

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

SHFDA estimates the total number of families to be provided affordable housing over the 5-year plan period to be:

extremely low-income - 100

low-income - 600

moderate-income - 500

**SP-50 Public Housing Accessibility and Involvement – 91.315(c)**

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

As stated in previous sections, the State of South Carolina does not own public housing.

**Activities to Increase Resident Involvements**

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

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

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## SP-55 Barriers to affordable housing – 91.315(h)

### Barriers to Affordable Housing

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 statewide 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.

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

Multiple factors, including governmental policies and actions, can 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 the disparity that often exists between household income and housing costs. The latter can create

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“affordability gaps” and increasing levels of cost-burdened households who cannot afford housing at prevailing market rates.

**NIMBY**

NIMBY or "Not In My Backyard" is a neighborhood attitude 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.

**Zoning and Land Use Policy**

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. However, 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 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.

The Priority Investment Act also amended laws governing local planning commissions, requiring them to re-evaluate the housing element of their comprehensive plans to: a) 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 b) 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

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housing development. The Act also amended regulations governing local zoning districts to allow market-based incentives and elimination of nonessential housing regulations.

A guide for implementing the 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.

### **Administration, Processing, and Fees**

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.

The time required to review a given project can be excessively long for a number of reasons, including conformance with state law requirements and 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.

Fees involved the review process can also increase the cost of development. For example, developers are often required to make on- and/or off-site improvements or pay fees to offset the impact of development on the infrastructure in some areas. Also, there are review and other fees collected at the building permit stage for a host of services such as road improvements, drainage facilities, schools, fire facilities, etc.

### **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,

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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. 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.

Lack of public infrastructure to support new affordable housing development also often represents a barrier to housing development. 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

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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.

**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 State and Federal 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.

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**SP-60 Homelessness Strategy – 91.315(d)**

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

The Emergency Solutions Grant Program has upped the allocation of Street Outreach dollars over the past two years and anticipates that this will continue to grow. Agencies with these funds send employees out in the community to know homeless individuals where they make contact with the homeless community. At this point they will be given information on where to go to fulfill their needs.

**Addressing the emergency and transitional housing needs of homeless persons**

The Emergency Solutions Grant Program allocates up to 60% of the grant each year to emergency shelter/street outreach. HUD no longer allows ESG funds to be used for transitional housing.

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

All agencies that work with Homeless Prevention and Rapid Rehousing have intense case management to address all the above needs to set them up for success in the future.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Emergency Solutions Grant has a prohibition against discharge planning that prevents us from being involved with facilitating the discharge from these institutions. If the person discharged from these institutions come to us we are able to provide all the services as anyone else would get at an agency. People that receive assistance from public and private agencies that address housing, health, social services, employment, education and youth needs tend to focus on their area of expertise. When these providers see issues that may affect housing, the response is to refer those persons to the appropriate resource.

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**SP-65 Lead based paint Hazards – 91.315(i)**

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

Every year, to help address lead-based paint hazards in pre-1978 housing, the State provides information and guidance related to lead-based paint hazard reduction to recipients of CDBG and HOME, including training as necessary. The State also requires notification of residents and owners of all housing units receiving CDBG and HOME assistance regarding the hazards of lead-based paint and incorporates lead hazard reduction strategies, in accordance with HUD requirements, in all HUD assisted housing rehabilitation. Technical assistance is provided on an as needed basis to ensure compliance with program policies and procedures and HUD notification requirements.

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

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. The programs also require that funding recipients provide written notification to tenants and potential homebuyers regarding the dangers of lead-based paint poisoning, and all members of households benefiting from repair or rehabilitation must read the lead hazard notification and sign documentation of having

Finally, 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.

## **SP-70 Anti-Poverty Strategy – 91.315(j)**

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

According to the most recent 2013 data available from the US Census Bureau Small Area Income and Poverty Estimates, South Carolina ranked 10th highest in the nation with 18.5% of its population living below the poverty level. This is typical of the Southeast in general, but even amongst other Southeast states, South Carolina has a higher poverty rate than North Carolina (17.8%), Florida (17.1%) and Virginia (11.7%). In terms of per capita income, even though strides are made every year, South Carolina and the Southeast as a whole continue to lag behind all other regions and the nation. According to US BEA estimates as of March 2015, the Southeast was lowest in terms of per capita income at \$40,843 and considerably behind the US at \$46,129. Within the Southeast, South Carolina at \$36,934 also lags behind the region as whole and all other states except Mississippi (\$34,333) and West Virginia (\$36,644).

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. The first of these is the mission of the South Carolina Department of Commerce, which manages the State CDBG Program and is also charged with creating and expanding economic opportunity statewide. Commerce does this using multiple approaches ranging from attracting new businesses, supporting existing businesses and helping them expand and create new jobs, assisting with trade development and other existing business issues, focusing attention on innovation and workforce quality, and investing in rural communities to help them become better places for business location and growth. CDBG funds are used in conjunction with other State and Federal funds to accomplish this last goal, as well as, where appropriate, to assist with business development and new job creation by new and expanding industries making jobs available to low and moderate income residents of the state.

Longer term, strategies for addressing poverty must first address workforce skill levels, as well as K-12 education and programs to combat health and social problems and address disparities in access to services and support. Workforce is an emerging priority for the Department of Commerce, but the latter are beyond the scope of the agencies involved in this Consolidated Plan.

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

Goals and programs that are within the purview of the agencies that participate in the Consolidated Plan include CDBG's Business Development Program, under which 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. Outcomes that the State hopes to achieve with this program are increased economic opportunity in the form of new or retained jobs for low and moderate income citizens.

Public Housing Authorities can also undertake initiatives aimed at helping their residents achieve greater levels of economic opportunity. The State, however, plays only an indirect role with public housing in this state.

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.

STRATEGIC PLAN

**SP-80 Monitoring – 91.330**

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

The Federal programs covered by the Consolidated Plan are governed by separate monitoring and compliance requirements. However, the purpose for all programs is to review the performance of grant recipients and ensure compliance with all applicable State and Federal statutory and regulatory program requirements and policies. Each program also provides technical assistance as needed to help keep grant recipients in compliance, and each program also requires periodic written reports which are reviewed so that problems can be identified and resolved. CDBG grant recipients are financially and programmatically monitored at least once during a project period. HOME also monitors each recipient once Wellness Meetings and follow-ups aimed at assessing compliance are completed. Each calendar year, ESG conducts project site monitoring of all recipients of that year's funding, at least once each year, and HOPWA also conducts contract monitoring visits annually.

An additional component of monitoring involves projects that HUD has identified as "At Risk" or "Pending At Risk" in IDIS due to age or length of time since funds were last drawn. CDBG in particular pays close attention to projects that meet HUD's definition of At Risk, and provides technical assistance where necessary to help projects identify sources of potential delay before they exist and develop strategies for remediating delays that do occur. The goal is to move projects through startup, construction and closeout in a timely fashion, while also ensuring compliance with all pertinent CDBG, HUD and other requirements and achieving outcomes.

## Expected Resources

### AP-15 Expected Resources – 91.320(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	18,871,096	18,000	0	18,889,096	60,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of CDBG funds of at least \$15 million per year.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,428,360	2,500,000	0	6,928,360	20,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual combination of allocation and program income HOME funds of \$5 million per year.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,413,582	0	90,000	1,503,582	4,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of HOPWA funds of at least \$1 million per year.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	8,000,000	0	0	8,000,000	8,000,000	2015 competition Tier 1 awards for the state totaled \$8,180,784 and Tier 2 announcements have not been made as of Con Plan submission. The 2016 CoC competition at the time of the Con Plan submission had not begun.
Continuum of Care	public - federal	Permanent housing in facilities Permanent housing placement Rapid re-housing (rental assistance) Services Transitional housing Other	8,000,000	0	0	8,000,000	0	2015 Continuum of Care competition Tier 1 awards for the State totaled \$8,180,784 and Tier 2 announcements have not been made as of the submission date for this Consolidated Plan.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - federal	Admin and Planning Housing Multifamily rental new construction Permanent housing in facilities	3,000,000	0	0	3,000,000	12,000,000	First year new affordable housing program targeting extremely low-income individuals and families in South Carolina.

**Table 58 - Expected Resources – Priority Table**

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

A number of other resources, including other federal, private, non-profit, local and state programs, can be used to address housing, community development and special needs. Much of the funding for housing and community development programs in particular originates from federal sources. Programs including HOME, NHTF, 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 federal programs are available on a demonstration basis or through a competitive process on a national or regional level, and as such 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 2016-2020 Consolidated Plan.

State resources for housing include the various programs and the State Housing Trust Fund administered by the SC State Housing Finance and Development Authority, which are described below. In addition, HUD requires the State to provide matching funds for the CDBG, HOME, and ESG Program allocations, as described below. 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.

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- The HOME program requires a 25 percent match. HOME program matching funds are provided by the SHFDA through the State Housing Trust Fund. More information on the HOME match is included in the attached HOME Program Description.
- The NHTF program does not require matching funding sources; however, preference will be given to projects providing financial commitments of non-Federal and/or non-Authority funding sources.
- 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.

Services for non-homeless special needs populations, including the elderly, low-income families, persons with mental and physical disabilities, and persons with AIDS/HIV, are provided on a statewide or regional basis. Related organizations also provide advocacy, direct assistance, funding, information, or referrals for those populations. The organizations and primary services offered are listed in the 2016-2020 Consolidated Plan.

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

The State does not own any land or property that may be used to address the needs identified in the plan.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Affordable Rental Housing	2016	2020	Affordable Housing		Affordable Housing	HOME: \$5,050,000 Housing Trust Fund: \$1,700,000	Rental units constructed: 113 Household Housing Unit
2	Operating Funds for Facility-Based Housing Units	2016	2020	Affordable Housing Non-Homeless Special Needs		Transitional and Supportive Housing	HOPWA: \$190,000	HIV/AIDS Housing Operations: 10 Household Housing Unit
3	Homeownership & Rental Assistance	2016	2020	Affordable Housing		Homeownership Assistance	HOME: \$705,000	Direct Financial Assistance to Homebuyers: 100 Households Assisted
4	Tenant-based Rental Assistance	2016	2020	Affordable Housing Non-Homeless Special Needs		TBRA for People Living with HIV/AIDS	HOPWA: \$475,299	Tenant-based rental assistance / Rapid Rehousing: 120 Households Assisted
5	Short-Term Rent, Mortgage & Utility Assistance	2016	2020	Affordable Housing Non-Homeless Special Needs		STRMU for People Living with HIV/AIDS	HOPWA: \$166,376	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
6	Homeless Prevention & Rapid Re-Housing	2016	2020	Homeless		Homeless Prevention and Rapid Re-Housing	ESG: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted Homelessness Prevention: 300 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Preserve Existing Affordable Housing	2016	2020	Affordable Housing		Preservation of Existing Affordable Housing	HOME: \$750,000 Housing Trust Fund: \$1,000,000	Rental units rehabilitated: 27 Household Housing Unit
8	New or Upgraded Public Infrastructure & Facilities	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services	CDBG: \$10,534,846	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted
9	Homeless Shelter, Services & Outreach	2016	2020	Homeless		Homeless Facilities and Services		Homeless Person Overnight Shelter: 5000 Persons Assisted
10	Supportive Services for People with HIV/AIDs	2016	2020	Non-Homeless Special Needs		Supportive Services for People Living with HIV/AID	HOPWA: \$581,907	Other: 800 Other
11	Neighborhood Revitalization	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization	CDBG: \$1,270,119	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
12	Community and Regional Planning	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity	CDBG: \$500,000	Other: 40 Other
13	Support New or Retention of Existing Jobs	2016	2020	Economic Opportunity		Economic Opportunity	CDBG: \$2,000,000	Jobs created/retained: 50 Jobs Businesses assisted: 1 Businesses Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Community Economic Development	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity	CDBG: \$3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted

**Table 59 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	New Affordable Rental Housing
	<b>Goal Description</b>	Increase the supply of affordable rental units for LMI households
2	<b>Goal Name</b>	Operating Funds for Facility-Based Housing Units
	<b>Goal Description</b>	Support transitional and supportive housing facilities for people with special needs
3	<b>Goal Name</b>	Homeownership & Rental Assistance
	<b>Goal Description</b>	Improve affordability of owner and rental housing for LMI families
4	<b>Goal Name</b>	Tenant-based Rental Assistance
	<b>Goal Description</b>	Provision of tenant-based rental assistance to make housing more affordable for those living with HIV/AIDS.
5	<b>Goal Name</b>	Short-Term Rent, Mortgage & Utility Assistance
	<b>Goal Description</b>	Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS
6	<b>Goal Name</b>	Homeless Prevention & Rapid Re-Housing
	<b>Goal Description</b>	Prevent homelessness and/or assist with rapid re-housing or transition to permanent housing
7	<b>Goal Name</b>	Preserve Existing Affordable Housing
	<b>Goal Description</b>	Make existing affordable housing more sustainable and preserve affordable housing stock.

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<b>8</b>	<b>Goal Name</b>	New or Upgraded Public Infrastructure & Facilities
	<b>Goal Description</b>	Contribute to the creation of healthy and sustainable residential communities by providing funding for new or upgraded infrastructure, facilities or services, including water, sewer, roads, drainage or other activities that address health concerns, help meet required quality standards and ensure community sustainability, contribute to a more viable regional infrastructure solution, provide new access to services where needed to support business or community needs where it is cost effective to do so.
<b>9</b>	<b>Goal Name</b>	Homeless Shelter, Services & Outreach
	<b>Goal Description</b>	Support organizations that provide emergency shelter or essential supportive services to homeless individuals and families, both sheltered and unsheltered
<b>10</b>	<b>Goal Name</b>	Supportive Services for People with HIV/AIDs
	<b>Goal Description</b>	Provide supportive services and permanent housing placement services to persons with special needs to promote independent living. This amount also includes 3% admin, which totals \$42,406. This also includes project sponsor admin less than the allowed 7%, which totals \$78,977
<b>11</b>	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Develop sustainable communities through revitalization of residential neighborhoods using comprehensive strategies for linking commercial revitalization successes with improvements to community neighborhoods. This typically involves multiple activities prioritized to address basic infrastructure and safety first and, where feasible, geographically concentrated in order to achieve the greatest impact. Eligible activities include infrastructure, public facilities, housing infrastructure or other activities to support workforce housing, demolition and clearance, and public services.
<b>12</b>	<b>Goal Name</b>	Community and Regional Planning
	<b>Goal Description</b>	Assist local governments in developing plans and building local community development capacity to build the capacity to effectively determine community needs, establish both long-term goals and short-term objectives, and develop plans for carrying out effective strategies to address community needs.
<b>13</b>	<b>Goal Name</b>	Support New or Retention of Existing Jobs
	<b>Goal Description</b>	Support the creation or retention of jobs as a means of providing or expanding economic opportunity in the form of jobs to primarily low- and moderate-income individuals. The CDBG Business Development Program is the primary tool for accomplishing this by providing 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.

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<b>14</b>	<b>Goal Name</b>	Community Economic Development
	<b>Goal Description</b>	Help create more viable communities that can compete more effectively for new business development opportunities, provide more supportive environments for existing businesses to grow and thrive, and thereby create communities that are more sustainable and offer local residents greater quality of life and individual economic opportunity. The CDBG Community Enrichment Program is the primary tool for accomplishing this by funding public facilities, services and other activities that strengthen existing communities and support a higher quality of life.

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**AP-25 Allocation Priorities – 91.320(d)**

**Introduction:**

Each Program has identified various programs or activities that will be funded during 2016. Based on funding estimated level with the 2015 allocation for each program and the amount allocated to each activity or program in 2015, funds have been allocated as shown below.

**Funding Allocation Priorities**

	New Affordable Rental Housing (%)	Operating Funds for Facility-Based Housing Units (%)	Homeowner- ship & Rental Assistance (%)	Tenant-based Rental Assistance (%)	Short-Term Rent, Mortgage & Utility Assistance (%)	Homeless Prevention & Rapid Re-Housing (%)	Preserve Existing Affordable Housing (%)	New or Upgraded Public Infrastructure & Facilities (%)	Homeless Shelter, Services & Outreach (%)	Supportive Services for People with HIV/AIDS (%)	Neighbor- hood Revitalization (%)	Community and Regional Planning (%)	Support New or Retention of Existing Jobs (%)	Community Economic Development (%)	Total (%)
CDBG	0	0	0	0	0	0	2	60	0	0	8	3	10	17	100
HOME	88	0	1	0	0	0	11	0	0	0	0	0	0	0	100
HOPWA	0	7	0	42	11	0	0	0	0	40	0	0	0	0	100
ESG	0	0	0	0	0	50	0	0	50	0	0	0	0	0	100
Continuum of Care	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Trust Fund	100	0	0	0	0	0	0	0	0	0	0	0	0	0	100

**Table 60 – Funding Allocation Priorities**

**Reason for Allocation Priorities**

In conjunction with CDBG, HOME and NHTF established programs for 2016 are designed to address the three priority needs, Decent Housing, Suitable Living Environment and Economic Opportunity, and related objectives identified in this Plan.

**HOPWA**

DHEC allocates funding for TBRA, Facility based Supportive Housing, STMRU, PHP, and Supportive Housing. Each of these are successful in preventing homelessness of persons with HIV.

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

**CDBG**

Each year, the State establishes programs under which CDBG funds for the year will be distributed, generally through a competitive funding process. The programs, and the project types and activities eligible under each program, are those that reflect eligible uses of CDBG funding and that will help address priority needs and specific objectives described in the Consolidated Plan. However, as required by the State's method of distribution, CDBG funds are actually distributed to local governments through competitive funding rounds for most programs, and these local governments, if successful in receiving funding, then actually carry out the activities identified in the Consolidated Plan, in accordance with

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applicable program requirements. In this way, the State makes CDBG funds available for priority activities identified in the Consolidated Plan that will directly impact priority needs and help accomplish goals and objectives.

Specific activities to be undertaken, however, are determined by the application process and the specific projects and activities proposed by the highest scoring applicants for CDBG funding. Applications received and projects awarded funding each year are described in the Consolidated Annual Performance and Accomplishment Report or CAPER. For more detailed information on the types of eligible activities, as well as the method of distribution for each program, refer to the program documents on the CDBG website at [www.cdbgSC.com](http://www.cdbgSC.com).

### **HOME**

SHFDA develops an annual application in support of providers who conduct activities to address the priority needs and specific objectives as described in this plan. HOME program funds are distributed 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 for priority activities identified in the Strategic Plan that will directly impact priority needs and help accomplish goals and objectives.

### **NHTF**

SHFDA is developing an application to address the priority needs and specific objectives as described in this con plan. Funds will be distributed to eligible local governments, nonprofits, for profits, PHAs and other eligible entities to carry out the priority activities identified in the Strategic Plan that will help accomplish goals and objectives.

Activities to be undertaken by HOME and NHTF recipients are subject to the specific applications. Detailed information can be found here: [www.schousing.com](http://www.schousing.com).

### **ESG**

ESG Grant funds will be allocated to each category as follows: 7.5% Administrative Activities; 46.25% Homelessness Prevention and Rapid reHousing; 46.25 Shelter and Street Outreach Activities. All of SC state homeless assistance funding and CoC funding is dedicated to preventing homelessness and assisting homeless households regain stability and is used for planning, administration, coordination of services, homeless prevention and intervention, emergency shelter, and permanent supportive housing.

### **HOPWA**

DHEC serves all areas of the state except the two areas that are HOPWA entitlement communities (Columbia and Charleston). DHEC distributes the funds to regional Ryan White Care Providers and/or eligible non-profit organizations that assist persons living with HIV/AIDS. Housing assistance through STRMU, PHP, and TBRA increases client's housing stability. Increasing use of supportive services in order to assist individuals in maintaining housing stability are critical and include case management and transportation.

## **AP-30 Methods of Distribution – 91.320(d)&(k)**

### **Introduction:**

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 2016 designed to address the three priority needs, Decent Housing, Suitable Living Environment and Economic Opportunity, and related objectives identified in this Annual Plan. Programs and funding levels are provided under the Federal Resources section of this plan. 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 and will do so again this year to distribute the 2016 allocation. Eligible nonprofits in the state may operate homeless shelters, transitional housing, homeless services programs, or homeless prevention and re-housing programs and may request funds for any eligible activity defined in the program annual plan. These activities correspond to priority activities identified in this Annual Plan, and to the requirements and regulations governing the new Emergency Solutions Program. Funding decisions are based on eligibility, selection and scoring criteria described in the annual plan.
- DHEC allocates HOPWA funding for TBRA, Facility based Supportive Housing, STRMU, PHP, and Supportive Services. Each of these are successful in preventing homelessness of persons with HIV, 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 documents on each Program's website.

AMENDMENT: The National Housing Trust Fund program will be designed to address the need for Decent Housing and related objectives identified in this Annual Plan. Strategies, or specific activities and project types that potential funding recipients may propose, are described in the NHTF Allocation plan, along with scoring criteria as applicable to the competitive programs and any other criteria used to select projects for funding.

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**Distribution Methods**

**Table 61 - Distribution Methods by State Program**

<b>1</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Community Development Block Grant Program</p> <p>CDBG</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>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).</p> <p>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.</p> <p>The SC Department of Commerce, Division of Grants Administration, administers the annual allocation from HUD for the CDBG program.</p>
	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>For Community Development Programs, the State scores applications against others submitted in the same program, using the following criteria: level of community distress, severity of the problem to be addressed using grant funds awarded, citizen participation, level of effort or return on CDBG investment, feasibility of the project, readiness of the project to proceed if funds are awarded, CDBG cost/benefit ratio, number and LMI percentage of project beneficiaries, project outcomes to be achieved and impact, sustainability of the project, degree to which the project reflects state priorities, and capacity of the potential recipient to administer a CDBG project. Some criteria are scored independently based on scoring criteria outlined in the CDBG Program Description, and others are ranked and scored accordingly in logical increments.</p>

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<b>1</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Community Development Block Grant Program</p> <p>CDBG</p>
		<p>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.</p> <p>The State may utilize the expertise of other appropriate State agencies in making a determination regarding the above factors, and the State may request additional information from the applicant or other sources as necessary to evaluate the application and proposed project. The State 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.</p> <p>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, or his designee, for funding based on the amount of funds available. Projects generally should score at least 175 points to be considered for funding but such projects are not guaranteed funding. The Secretary, or his designee, will make final funding determinations based on a review of the projects utilizing the selection criteria and that best meet Department objectives.</p> <p>The State may make commitments for funding from future rounds, or any additional allocations, reallocations, recaptured or remaining funds, to projects from this program</p>

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<b>1</b>	<b>Program:</b> <b>Funding Sources:</b>	Community Development Block Grant Program CDBG
		year which are determined by the Secretary, or his designee, to meet Department objectives. The State 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.
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	Each year, the SC Department of Commerce Grants Administration Division updates its annual plan or CDBG Program Description and applicant guidance documents and posts them on the <a href="http://www.cdbgSC.com">www.cdbgSC.com</a> website. These include the CDBG Program Description, CDBG Application Guidelines and CDBG Implementation Manual, as well as other information helpful to potential applicants. Application requests forms can also be found on the website. Note that both the CDBG Program Description and Application Guidelines define and describe all scoring criteria and provide a more in-depth discussion of how each type of CDBG application will be reviewed.
	<b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b>	Not applicable to CDBG
	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	Not applicable to CDBG

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<b>1</b>	<p><b>Program:</b> Community Development Block Grant Program</p> <p><b>Funding Sources:</b> CDBG</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The State will receive a 2016 CDBG allocation of \$18,871,096 and plans the following distribution:</p> <ul style="list-style-type: none"> <li>• Community Infrastructure - \$10,534,846</li> <li>• Community Enrichment - \$3,000,000</li> <li>• Neighborhood Revitalization - \$1,270,119</li> <li>• Special Projects - \$300,000</li> <li>• Ready to Go - \$600,000</li> <li>• Business Development - \$2,000,000</li> <li>• Regional Planning - \$500,000</li> <li>• State Administration - \$188,710</li> <li>• State Technical Assistance - \$477,421</li> </ul>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>CDBG grant maximums and minimums have been established for each Program, as follows:</p> <ul style="list-style-type: none"> <li>• Community Infrastructure - \$750,000* maximum, \$50,000 minimum</li> <li>• Community Enrichment, Neighborhood Revitalization &amp; Ready to Go - \$500,000** maximum, \$50,000 minimum</li> <li>• Special Projects - \$150,000 maximum and \$50,000 minimum</li> <li>• Economic Development - \$10,000 per job maximum and \$50,000 minimum</li> <li>• Regional Planning - \$50,000</li> </ul> <p>* Waivers of the grant maximum up to \$1,000,000 will be considered based on whether the project addresses an urgent and compelling need, regional solution, or system-wide improvements (i.e., treatment plant), as well as the extent of leveraging and a reasonable CDBG cost of \$10,000 per household or less. A written waiver request explaining the rationale must be submitted for consideration with the application.</p>

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<b>1</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Community Development Block Grant Program</p> <p>CDBG</p>
		<p>The CDBG Program also has established threshold factors that apply. For Community Development Programs, 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.</p> <p>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.</p> <p>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 Business Development or Regional Planning grants). However, the open grants must not have exceeded a 30 month grant period.</p> <p>There are additional program category threshold limits that apply:</p> <ul style="list-style-type: none"> <li>• No more than one Neighborhood Revitalization/Village Renaissance or streetscape project.</li> <li>• No more than one Ready to Go project.</li> <li>• No more than one project for the same general target area/neighborhood open at the same time, unless the current project is under construction.</li> </ul> <p>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</p>

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<b>1</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Community Development Block Grant Program</p> <p>CDBG</p>
		<p>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:</p> <ul style="list-style-type: none"> <li>• There is an urgent or compelling need for immediate assistance, such as an imminent health threat to the public, or</li> <li>• 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.</li> </ul> <p>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.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>All projects are required to propose a level of benefit and performance outcomes they expect the project will achieve as a result of the use of CDBG funds. Projects are evaluated on this basis, along with all other scoring criteria, and projects must demonstrate that they have achieved performance goals once all project funds have been expended, as part of the grant closeout process. Accomplishments are reported annually in the State's Consolidated Performance and Evaluation Report, or CAPER.</p>

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<b>2</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Emergency Solutions Grant Program</p> <p>ESG</p>
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Emergency Solutions Grant distributes its funds as follows: Shelter/Street Outreach 46.25% Homeless Prevention/Rapid Rehousing/HMIS 46.25% Administration 7.5%
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	The Emergency Solutions Grant uses many different criteria in selecting applications. But some of the ones that weigh heaviest are past performance, additional funding, and area of need.
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	
	<b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b>	The State of South Carolina has opted to ONLY award funds to non-profit organizations and not units of general local government. Each year we invite past recipients and new agencies throughout the year that have inquired about the grant to a RFP meeting. This meeting covers the basics of ESG and how to apply. Applications are then due in April where we review, score, and rank the applicants. We then invite all award recipients to a post award meeting to discuss further details of the ESG program.
	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	
	<b>Describe how resources will be allocated among funding categories.</b>	The Emergency Solutions Grant distributes its funds as follows: Shelter/Street Outreach 46.25% Homeless Prevention/Rapid Rehousing/HMIS 46.25% Administration 7.5%

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<b>2</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Emergency Solutions Grant Program</p> <p>ESG</p>
	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>There are no threshold factors for the Emergency Solutions Grant. However, the limit to an award is \$350,000. No one has been awarded the full amount in the last five years due to our goal of spreading the monies around the state.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Agencies include their outcome measures expected in the application. Once they receive the official award they amend the goals to reflect the amount awarded.</p>

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<b>3</b>	<p><b>Program:</b> HOME Investment Partnerships</p> <p><b>Funding Sources:</b> HOME</p>
<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The HOME Investment Partnerships Program (HOME) provides grants to states and units of local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income Americans. The HOME Program (24 CFR part 92), authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 (42 U.S.C. 12701 et seq.), is designed as a partnership among the federal government, state and local governments, and those in the private sector (profit and not-for-profit) who build, own, manage, finance and support low-income housing initiatives. The HOME Program is implemented through Participating Jurisdictions or "PJs". The Department of Housing and Urban Development (HUD) designated PJs may be states or units of general local government, including consortia and urban counties. South Carolina has sixteen (16) PJs (including the Authority), each working independently of the other. As the designated PJ for the state, the South Carolina State Housing Development and Finance Authority (Authority) will ensure that HOME funds are distributed in a manner that is reasonably equitable to all regions of the state. Our mission is to create quality affordable housing opportunities for the citizens of South Carolina. More specifically, our goal is to promote partnerships with various municipalities, banking institutions, nonprofits, for-profit organizations, and Public Housing Authorities (PHAs). The Authority works with these partners to increase awareness of the HOME Program while increasing housing quality and capacity statewide.</p>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>1. Points are awarded based on the Applicant's experience and success in developing HOME projects or for first time Applicants who can demonstrate their experience in developing housing projects similar to the one(s) proposed. Up to 5 pts</p> <p>2. Performance Issues - Authority Programs                  Applicant was suspended or debarred for any length of time. -4 pts                  Awarded funds were de-obligated or rescinded by the Authority for lack of progress or an inability to complete the project. -2 pts</p> <p>3. Site and Neighborhood Characteristics                  The following service located within ONE (1) MILE of the development site will earn four (4) pts:</p>

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<b>3</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>HOME Investment Partnerships</p> <p>HOME</p>
		<ul style="list-style-type: none"> <li>• Full Service Grocery Store.</li> </ul> <p>The following services located within TWO (2) MILES of the development site will earn three (3) pts each: Up to 12 Points</p> <ul style="list-style-type: none"> <li>• Full Service Grocery Store</li> <li>• Pharmacy or Drug Store (must operate with regular business hours).</li> <li>• Convenience Store and Gas Station.</li> <li>• Public park or playground (owned and maintained by a local government) and containing, at a minimum, playground with commercial playground equipment and/or walking/biking trails or Recreation Center/ Senior Center or Library.</li> </ul> <p>4. Applicants will receive negative points for the following detrimental site characteristics:</p> <p>Sites within one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant. As part of the application submission, Applicants are required to identify and provide name(s) and location(s) of any such facility within one-half (1/2) mile of where the development is proposed. -1 pt</p> <p>Sites within one-quarter (1/4) mile of adult video/entertainment venue/club. -1 pt</p> <p>Sites within one-quarter (1/4) mile of a sewage treatment plant. -1 pt</p> <p>5. Project Readiness</p> <p>Applicant will be awarded points for demonstrating site control:</p> <ul style="list-style-type: none"> <li>a. A copy of the recorded deed in the Applicant's name. 4 pts</li> <li>b. New construction - Applicant provides 11" x 17" Final Plans and Specifications stamped by the Architect as final plans and specifications. 4 pts</li> </ul> <p>A letter from the City/County official or utility provider, documenting water and sewer utility tie-ins are accessible and within:</p> <ul style="list-style-type: none"> <li>a. 350 feet of the proposed site; 2 pts OR</li> <li>b. 351 to 500 feet of the proposed site. 1 pt</li> </ul> <p>The proposed project is located within a current identified master plan or revitalization plan or empowerment zone. Applicant must provide a letter from the locality stating such. 2 pts</p> <p>Projects proposing the redevelopment of Authority funded NSP1 land banked parcels.</p> <ul style="list-style-type: none"> <li>a. Redevelopment of one land banked parcel. 4 pts</li> <li>b. Redevelopment of more than one land banked parcel. 6 pts</li> </ul> <p>6. Targeting - Applicant will be awarded points for designating, at a minimum, ten percent (10%) of the total units for disabled, homeless,</p>

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<b>3</b>	<p><b>Program:</b> HOME Investment Partnerships</p> <p><b>Funding Sources:</b> HOME</p>
	<p>or special needs tenants. A letter from the appropriate disability agency regarding the need for these units must be submitted with the application. 2 pts</p> <p>7. Relocation - Proposed projects that do not require permanent relocation. 3 pts</p> <p>8. Financial Structure - Applicant proposes a project not entirely funded with state HOME funds. The financial structure must consist of additional sources of funds leveraged from non-Authority administered programs. Up to 8 pts</p> <p>9. Development Design Criteria - Projects awarded HOME funds must incorporate into the project all of the items chosen for points. As part of the placed in service application submission, the Authority will conduct an inspection to ensure that items for which points were taken exist in the project and will require manufacturer's data sheets to be submitted, as necessary, as confirmation that items chosen meet the standards as outlined. Up to 51 pts</p>
	<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p> <p>Not applicable to HOME</p>
	<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based</b></p> <p>Not applicable to HOME</p>

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<b>3</b>	<p><b>Program:</b> HOME Investment Partnerships</p> <p><b>Funding Sources:</b> HOME</p>
	<p><b>organizations. (ESG only)</b></p>
	<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p> <p>Not applicable to HOME</p>
	<p><b>Describe how resources will be allocated among funding categories.</b></p> <p>The Authority anticipates a total of <b>\$6,928,360</b> for distribution as outlined below:</p> <ul style="list-style-type: none"> <li>• Allowable set aside of ten percent (10%) <b>\$442,836</b> 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 participants in applying for and implementing HOME funded projects.</li> <li>• The required CHDO set-aside allocation will be fifteen percent (15%) which is estimated to be <b>\$664,254</b> of the Authority's total HOME allocation. CHDOs wanting to receive funds must comply with the established procedures contained in the 2016 HOME Rental Manual for funding. This amount is included in the total amount of the set-aside for the statewide rental competition.</li> <li>• Set aside of <b>\$3,800,000</b> to be used in conjunction with the Low Income Housing Tax Credit (LIHTC) Program to finance rental developments in an effort to maximize the state's available resources.</li> <li>• Set aside of <b>\$685,524</b> to be used in conjunction with the Authority's Single Family Mortgage Revenue Bond (MRB) Program (homeownership, funded with anticipated HOME Program Income). The funds will provide assistance with down payment and closing costs to potential homebuyers.</li> </ul>

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<b>3</b>	<p><b>Program:</b> HOME Investment Partnerships</p> <p><b>Funding Sources:</b> HOME</p>
	<ul style="list-style-type: none"> <li>• Set aside of <b>\$2,000,000</b> 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.</li> </ul>
	<p><b>Describe threshold factors and grant size limits.</b></p> <ol style="list-style-type: none"> <li>1. Participating Jurisdictions (PJs) are not eligible to apply for Authority HOME funds.</li> <li>2. An applicant must have a minimum of unrestricted liquid assets totaling 10% of the total HOME award(s) and a minimum net worth of \$100,000.</li> <li>3. Applicants must be in good standing with all Authority programs.</li> <li>4. Applicants who currently have HOME Program Income or CHDO Program Proceeds are not eligible to apply for additional HOME funds.</li> <li>5. Participants with open HOME awards must be in compliance with their Implementation Schedule in order to be eligible to participate in the 2016 HOME cycle.</li> <li>6. No County, in any given year, can receive more than 50% of the current years available HOME Rental funds. It is the Authority's intent to promote fair and objective administration of the HOME Program funds by ensuring that no single County receives an excessive share of the available program funds in any one application cycle.</li> <li>7. Applicants that are related entities, principals, and/or individuals and are applying for HOME funds are only eligible to apply for and be allocated two (2) HOME awards.</li> <li>8. All HOME Applicants must have a designated Program Administrator on staff that will be responsible for the coordination of the project (i.e. project implementation through project completion).</li> <li>9. A Market Study or Market Study Needs Assessment Report prepared by an Authority approved third party market study provider must be submitted with the application to ensure there is adequate demand for the proposed project.</li> <li>10. The Authority requires appraisals at Application submission for all development proposals.</li> <li>11. Applicants must have site control of their proposed project site.</li> <li>12. The total maximum HOME award amount per application is \$300,000 for the 2016 HOME Funding Cycle and \$450,000 for the LIHTC/HOME funding.</li> </ol>

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<b>3</b>	<p><b>Program:</b> HOME Investment Partnerships</p> <p><b>Funding Sources:</b> HOME</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>All projects are subject to HOME compliance monitoring requirements. At a minimum, the owners of projects are responsible for conducting the following annually:</p> <ol style="list-style-type: none"> <li>1. Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date. Updated HOME rents are published annually by HUD and are provided on the Authority's website.</li> <li>2. The HOME Final Rule requires approval of all rents on an annual basis for developments with HOME units. The approval process will be handled by the Compliance Monitoring Department. Annual Rent Approval Form M-66 will be submitted to Compliance Monitoring staff to begin the approval process.</li> <li>3. HUD Utility Schedule Model. All utility allowance calculations on the Excel Spreadsheets as part of the HUD Utility Schedule Model must be provided. The Authority reserves the right to review all backup data used for calculations. HUD link:  <a href="http://www.huduser.org/portal/resources/utilmodel.html">http://www.huduser.org/portal/resources/utilmodel.html</a>.</li> <li>4. The annual income or annual gross income of tenants in HOME projects must be reviewed and verified each year. Updated HOME incomes are published annually by HUD and are provided on the Authority's website.</li> <li>5. The annual income definition found at 24 CFR Part 5: income is the gross amount of income of all adult household members that is anticipated to be received during the coming 12 month period.</li> <li>6. On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners:             <ol style="list-style-type: none"> <li>i. The Authority conducts periodic on-site compliance reviews throughout the affordability period to ensure compliance with HOME rental program requirements. These reviews include, but are not limited to, occupancy requirements and property standards. Refer to the HOME Compliance Manual located on the Authority's website for further compliance monitoring requirements.</li> <li>ii. Rental projects with 10 or more HOME units will be required to submit financial statements annually to determine the financial health of the project. Specifics will be determined upon release of guidance from HUD.</li> </ol> </li> </ol>

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<b>4</b>	<b>Program:</b> <b>Funding Sources:</b>	Housing Opportunities for Persons with HIV/AIDS (HOPWA) HOPWA
	<b>Describe the state program addressed by the Method of Distribution.</b>	Dependent on availability of funding, the SC Department of Health & Environmental Control (DHEC) allocates HOPWA funds to TBRA and the Supportive Housing Facility operating costs necessary to continue current operations. Remaining funds are allocated through a formula based on prevalence by county and allocated to Project Sponsors providing STRMU, PHP, and Supportive Services. The allocation for each of these services is determined by the Project Sponsor annually based on local needs. Estimates are initially provided. Then, once the final funding is known, if funding is reduced, all services are eligible for a proportional decrease. If funding is increased, TBRA, STRMU, PHP, and Supportive Services are eligible for a proportional increase.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	Project Sponsors are awarded through a competitive Request for Grant Application (RFGA) process. All HOPWA RFGAs are scored on the following criteria: Program Description, Organization History, Experience, and Qualifications; Community Assessment; and Reports and Evaluation. The RFGAs are advertised on the DHEC website and in the South Carolina Business Opportunities (SCBO) newsletter in the fall preceding the March 31st end of the contract period. Within the application process, applicants must include how they will serve all counties in the service area with STRMU, PHP, Supportive Services, and referral to TBRA. All counties in the service area must be covered ensuring that clients in every county of the state's jurisdiction have access to HOPWA funds. RFGAs are also used to award the TBRA and Facility Based Housing contracts. The TBRA provider must provide TBRA to all counties within DHEC's HOPWA jurisdiction. The Facility Based Supportive Housing provider must be available to taking clients statewide.

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<b>4</b>	<b>Program:</b> <b>Funding Sources:</b>	Housing Opportunities for Persons with HIV/AIDS (HOPWA) HOPWA
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	Not applicable.
	<b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b>	Not applicable.
	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	<p>Through a competitive grants request for applications (RFGA) process, the RFGAs are advertised on the DHEC website and in the South Carolina Business Opportunities (SCBO) newsletter in the fall preceding the March 31st end of the contract period.</p> <p>All providers known by DHEC to be serving people living with HIV/AIDS are contacted regarding the release of the RFGA. Grass-roots faith based organizations and other community-based organizations are eligible to apply.</p> <p>HOPWA RFGA Award Notification is posted on the DHEC website. Emails with the link to the Award Notification are sent to all applicants. After the dispute period, grant agreements are made with the awarded entity. These contracts typically run for 3 years.</p> <p>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.</p>

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<b>4</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Housing Opportunities for Persons with HIV/AIDS (HOPWA)</p> <p>HOPWA</p>
	<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>TBRA allocation is made by DHEC based on current utilization of the program and availability of funding.</p> <p>The Facility Based Supportive Housing operating costs are made by DHEC based on the reasonable needs of the program and historical costs to operate the facility.</p> <p>Remaining funds are allocated through a formula based on prevalence by county. These Project Sponsors provide STRMU, PHP, and Supportive Services. The allocation for each service is determined by the Project Sponsor annually based on local needs.</p>
	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>TRBA Project Sponsor maximum annual award is \$600,000.</p> <p>The Facility Based Supportive Services Operating costs maximum annual award is \$190,000.</p> <p>The Project Sponsor awards are dependent upon the HOWPA award amount, but range from \$5,000 to \$155,000. The award is based on the prevalence of HIV/AIDS in the Project Sponsor service area.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The primary objective of DHEC’s statewide HOPWA program is to keep PLWHA from becoming homeless and promote stable housing. HOPWA enables eligible persons with HIV/AIDS and their families to secure and sustain decent safe and sanitary housing.</p> <p>During FY 2014-2015, the goal of 120 clients served with TBRA was exceeded as 131 households were served with TBRA. Sixty-two households were provided with permanent housing placement exceeding the goal of 40. 1,178 households received supportive services such as case management, employment assistance, transportation, and alcohol and drug abuse services exceeding the goal of 850 supportive services. Twelve households resided in units supported with HOPWA operating funds, the goal was 10. 212 households received STRMU assistance just missing the goal of 230.</p>

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<b>4</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>Housing Opportunities for Persons with HIV/AIDS (HOPWA)</p> <p>HOPWA</p>
		<p>Of those in TBRA, 85% remained stable at the end of FY14. In the same time period, of those receiving STRMU, 11% were stable and 82% were temporarily stable with reduced risk of homelessness. Of those receiving supportive services, 93% received support for stable housing, 89% had access to support, 89% had access to health care, and 77% had a source of income.</p> <p>These are the target outcome measures going forward.</p>

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<b>5</b>	<p><b>Program:</b> National Housing Trust Fund</p> <p><b>Funding Sources:</b> Housing Trust Fund</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p> <p>South Carolina will not distribute National Housing Trust Funds through subgrantees. NHTF funding will be made available through a competitive process by which the highest scoring applications submitted during an annual funding cycle will be awarded.</p>
	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p> <p>Applications will be reviewed for threshold criteria. Those meeting the minimum threshold criteria will be scored and ranked using the following point criteria:</p> <ol style="list-style-type: none"> <li>1) For rental housing, the extent to which the project has Federal, State or local project-based rental assistance (PBRA) so rents are affordable to extremely low-income households - Points will be awarded for the percentage of PBRA provided to a project. A signed conditional commitment from the appropriate official regarding PBRA is required to obtain points. Points will be awarded as follows:       <ol style="list-style-type: none"> <li>a. 51% and up project based units 3 points</li> <li>b. 21% - 50% project based units 2 points</li> <li>c. Up to 20% project based units 1 point</li> </ol> </li> <li>2) For rental housing, the duration of the units' affordability period - Two (2) points will be given to those applications voluntarily adding five years or more to the affordability commitment beyond the required 30-year period.</li> <li>3) The extent to which an application makes use of non-federal funding sources - Points will be awarded to applications which have committed funding sources which are non-federal and non-Authority. If applicable, the appraised value of land that has been owned by the Applicant for less than one year can be used as a non-federal leveraged funding source.       <ol style="list-style-type: none"> <li>a. 5% up to 10% of total sources comprised of non-federal and non-Authority funds 1 point</li> <li>b. 10% up to 20% of total sources comprised of non-federal and non-Authority funds 2 points</li> <li>c. 21% and higher of total sources comprised of non-federal and non-Authority funds 3 points</li> </ol> </li> </ol>

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<b>5</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>National Housing Trust Fund</p> <p>Housing Trust Fund</p>
		<p>4) Site and Neighborhood Characteristics - Points will be awarded/assessed for services/detrimental site characteristics in certain distances from the site as indicated below:</p> <ul style="list-style-type: none"> <li>a. Full service grocery store within one (1) mile - 4 points</li> <li>b. Three (3) points for each service listed below located within two (2) miles for a maximum of 12 points:                             <ul style="list-style-type: none"> <li>i. Full Service Grocery Store</li> <li>ii. Pharmacy or Drug Store</li> <li>iii. Convenience store AND gas station</li> <li>iv. Public park or playground</li> </ul> </li> <li>c. Sites within one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant; one-quarter (1/4) mile of adult video/entertainment venue/club/store; and/or one-quarter (1/4) mile of a sewage treatment plant.-1 point each for a possible total of -3 points</li> </ul> <p>5) Negative performance issues in connection with any Authority administered programs - Negative points will be assessed based on the Applicant's previous five (5) years of performance with any of the Authority's programs.</p> <ul style="list-style-type: none"> <li>a. Applicant was suspended for any length of time. -4 points</li> <li>b. Awarded funds were de-obligated or rescinded by the Authority for lack of progress or an inability to complete a project. -2 points</li> </ul> <p>6) Project Readiness Points</p> <ul style="list-style-type: none"> <li>a. Demonstrating site control – A copy of the recorded deed in the Applicant’s name. 2 points</li> <li>b. Utility tie-ins are accessible and within 350 feet of the proposed site as evidenced by a letter from the applicable water and sewer provider(s). 2 points</li> <li>c. Projects proposing redevelopment of one Authority funded NSP1 land banked parcel. 4 points</li> </ul>

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<b>5</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>National Housing Trust Fund</p> <p>Housing Trust Fund</p>
		<p>OR more than one Authority funded NSP1 land banked parcel. 6 points</p> <p>7) Development Design Points</p> <p>a. Architectural style anti-fungal roof shingles warranted for a minimum of thirty (30) years. 8 points</p> <p>b. Attic insulation rated R-38 or higher. 3 Points</p> <p>c. Energy Star rated HVAC systems (15 SEER or greater) in all units. 5 points</p> <p>d. Underground utilities (gas/electric, cable and phone) throughout the project site. 2 points</p> <p>e. All units contain Energy Star ceiling fans with light fixture in the living room and all bedrooms; each fan and each light must connect to wall switches. 5 points</p> <p>f. Full size Energy Star refrigerator, with ice maker, having a minimum size of 18 cubic feet. 5 points</p> <p>g. Energy Star rated dishwasher in all units. 3 points</p> <p>h. Over the range mounted microwave oven, with re-circulating fan, in all units. 4 points</p> <p>i. All units must have a Range Queen, Fire Stop, Auto Stop or comparable extinguishing system over the stove. 3 points</p> <p>j. Provide an easily-accessible area that serves the entire project and is dedicated to the collection and storage of non-hazardous material for recycling, to include paper, corrugated cardboard, glass, plastics, and metals. Property management is responsible for ensuring proper disposal and removal of the recyclables. For scattered site projects, provide a letter from the City/County stating that individual recycle bins will be provided to each house, duplex, or townhouse. 1 point</p> <p>k. Energy Star rated windows in all units. 8 points</p> <p>l. Landscaping - Projects using native drought resistance plantings, preserving and protecting existing trees during construction. An Architect certified landscape plan should be submitted listing the new plantings and marking the existing trees that indicates (1) the location of all existing plantings and the proposed</p>

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<b>5</b>	<b>Program:</b> <b>Funding Sources:</b>	National Housing Trust Fund Housing Trust Fund
		location of all new planting areas; and (2) a list of all plants to be added, to include both the common and botanical name of the plants. 2 points m. Toilets with 1.6 gallons or less per flush, shower heads at 2.0 GPM or less, and bath and kitchen faucets at 2.0 GPM or less in all units. 2 points
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	N/A
	<b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b>	N/A
	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	N/A
	<b>Describe how resources will be allocated among funding categories.</b>	The Authority anticipates a total of <b>\$3,000,000</b> for distribution as outlined below: <ul style="list-style-type: none"> <li>• Allowable set aside of ten percent (10%) <b>\$300,000</b> 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</li> </ul>

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<b>5</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>National Housing Trust Fund</p> <p>Housing Trust Fund</p>
		<p>to assist participants in applying for and implementing HOME funded projects.</p> <ul style="list-style-type: none"> <li>• Set aside of <b>\$2,700,000</b> to be used in the statewide Rental competition. This set-aside is designed to address new construction rental housing projects.</li> </ul>
	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Selection criteria which will not earn points but are minimum requirements:</p> <p>1) Priority based upon geographic diversity as defined by a state’s consolidated plan - According to the 2016-2020 South Carolina State Consolidated Plan for Housing and Community Development, there are no specified geographic priorities or regional targeting of funds as it pertains to HUD programs, with the exception of the HOPWA program. As such, NHTF will be available statewide to the highest ranked applications until all NHTF funds are exhausted.</p> <p>2) Applicant's ability to obligate NHTF funds - An eligible recipient must have demonstrated experience and capacity to conduct an eligible NHTF activity as evidenced by the ability to own, construct, or rehabilitate, AND manage and operate an affordable multifamily rental housing development. Applicants must have experience in the last ten (10) years of successfully developing at least two (2) multifamily rental developments of at least four (4) units each or one (1) multifamily rental development with at least eight (8) units. Successfully developing means coordinating the development team in planning, financing and constructing a development through the receipt of Certificates of Occupancy and reaching stabilized occupancy. If the Applicant has not managed such properties they may hire a management company with previous experience managing developments that adhere to strict Federal, state, or local occupancy regulations. The management company must be hired for the initial two (2) years after stabilized occupancy.</p>

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<b>5</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>National Housing Trust Fund</p> <p>Housing Trust Fund</p>
		<p>3) Applicant's ability to undertake eligible activities in a timely manner - An eligible recipient must have familiarity and understanding of Federal, state, and local housing programs to ensure compliance with all applicable program requirements and regulations. Applicants must have a minimum of three (3) full time staff members, which are not volunteers, who have successfully participated in and completed Federal housing program grants. Successful Applicants must have a designated Program Administrator on staff that will be responsible for the coordination of any project (i.e. project implementation through project completion).</p> <p>4) The merits of the application in meeting the State's priority housing needs - South Carolina's priority housing needs listed in the State's Consolidated plan are:</p> <ul style="list-style-type: none"> <li>a. Improve affordable housing opportunities statewide, particularly rental housing.</li> <li>b. Support of transitional and supportive housing facilities for people with disabilities, HIV/AIDS, and other special needs.</li> <li>c. Preservation of affordable housing.</li> <li>d. Identify additional sources for rental assistance.</li> <li>e. Homeless prevention and rapid re-housing.</li> </ul> <p>Each application must address at least one of the above priority housing needs. As designed, South Carolina's NHTF program will be available to new construction affordable rental housing units only. As such, all applications will meet the first listed priority; a. Improve affordable housing opportunities statewide, particularly rental housing. Depending on the variety of applications submitted, additional priority housing needs may also be addressed with the exception of item c. Preservation of affordable housing. It is anticipated that rehabilitation of affordable housing will be available through South Carolina's NHTF program next year and subsequent years.</p>

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<b>5</b>	<p><b>Program:</b> National Housing Trust Fund</p> <p><b>Funding Sources:</b> Housing Trust Fund</p>
	<p>5) Eligible activities are new construction, or reconstruction for non-luxury, site-specific rental housing, serving households at or below 30 percent of the area median income or households below the poverty line, whichever is greater, with suitable amenities.</p> <p>6) Financial Commitments - An original executed letter, contract, or agreement from each funding source verifying that an NHTF Applicant has firm commitments for the project must be provided. Such a commitment must include: (a) the amount of funds being provided; (b) any conditions for receiving the funds; (c) expiration of the funds or a time frame in which the funds must be spent; (d) whether the funds are being provided as a loan or grant; and (e) the term and interest rate, if applicable, for the funds.</p> <p>7) A Market Study or Market Study Needs Assessment Report prepared by an Authority approved third party market study provider must be submitted with an NHTF application to ensure there is adequate demand for the proposed project. Proposals with twelve (12) or fewer units must submit a Market Study Needs Assessment Report. Applications with thirteen (13) or more units must submit a Market Study. Market assessments cannot be more than six (6) months old of application submission.</p> <p>Grant size limits: The total maximum award amount per project is up to \$700,000.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p> <p>All projects are subject to NHTF compliance monitoring requirements. At a minimum, the owners of projects are responsible for conducting the following annually:</p> <p>1) Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date.</p>

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<b>5</b>	<p><b>Program:</b></p> <p><b>Funding Sources:</b></p>	<p>National Housing Trust Fund</p> <p>Housing Trust Fund</p>
		<p><b>2) ALL</b> rents must be approved on an annual basis for developments with NHTF-assisted units regardless if rents are increasing, decreasing, or staying the same. The approval process will be handled by the Compliance Monitoring Department.</p> <p>3) The annual income or annual gross income of tenants in NHTF projects must be reviewed and verified each year.</p> <p>4) On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners:</p> <ul style="list-style-type: none"> <li>• The Authority conducts periodic on-site compliance reviews throughout the affordability period to ensure compliance with NHTF rental program requirements. These reviews include, but are not limited to, occupancy requirements and property standards. Rental projects with 10 or more NHTF units will be required to submit financial statements annually to determine the financial health of the project. Specifics will be determined upon release of guidance from HUD.</li> </ul>

**Discussion:**

## **AP-35 Projects – (Optional)**

### **Introduction:**

The four Consolidated Plan Programs, CDBG, HOME, ESG and HOPWA, have each developed a plan for how they will distribute HUD funding for 2016. These plans are described more completely in the program and application documents available for download from each Program's website.

#	Project Name

**Table 62 – Project Information**

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

**AP-38 Project Summary**

**Project Summary Information**

**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No

**Available Grant Amounts**

Not applicable.

**Acceptance process of applications**

Not applicable.

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

No

**State's Process and Criteria for approving local government revitalization strategies**

The State does not use Community Development Strategy Areas within its CDBG Program.

**AP-50 Geographic Distribution – 91.320(f)**

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

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 assistance is directed to all counties in the state, determined based on HIV prevalence rates, except those counties awarded through a direct HOPWA award to the City, such as the City of Greenville, City of Charleston, and the City of Columbia.

AMENDMENT: NHTF will allocate funding statewide to address the lack of new affordable housing rental housing units and other related objectives and priority needs described in this plan.

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 63 - Geographic Distribution**

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

For non-statewide services, HOPWA funds are allocated to Project Sponsors by county based of HIV/AIDS prevalence rates.

**Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

**Introduction:**

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

**Table 64 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	120
Rehab of Existing Units	20
Acquisition of Existing Units	100
Total	240

**Table 65 - One Year Goals for Affordable Housing by Support Type**

**Discussion:**

## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

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 (PHAs) located in the states larger suburban and metropolitan areas own and manage public housing developments. SHFDA supports the local PHAs with financing and/or technical assistance and thereby helps the PHAs achieve the federal program objectives of encouraging 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.

To the State's knowledge, there are no outstanding court orders, consent decrees, or HUD sanctions that would either prevent or negatively impact the delivery of affordable housing to low income persons and families or impede implementation of the Consolidated Plan.

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

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

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

### **Discussion:**

## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Emergency Solutions Grant has increased its Street Outreach component over the last two years and expect this to grow. With the street outreach component agency employees go to places in the public with known homeless and engage them. Many times this could be as small as giving them a hygiene kit. But it begins to build trust. As we have seen many homeless are uneasy giving you any information about themselves. But our street outreach workers do talk with these people to identify specific needs and point them in a direction that can help them.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Emergency Solutions Grant allocates up to 60% of our total funding for the Emergency Shelter component. Because of a HUD ruling transitional housing is no longer an eligible cost.

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

All agencies that work with Homeless Prevention and Rapid Rehousing have intense case management to address all the above needs to set them up for success in the future.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Emergency Solutions Grant has a prohibition against discharge planning that prevents us from being involved with facilitating the discharge from these institutions. If the person discharged from these institutions come to us we are able to provide all the services as anyone else would get at an agency.

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**AP-70 HOPWA Goals – 91.320(k)(4)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	120
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	10
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	40
<b>Total</b>	<b>370</b>

## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction:**

Affordable housing development can be impeded by a variety of factors including zoning and land use policy, administrative and processing procedures involved in review, permitting and approval of housing development, property taxes, exactions and fees, local building codes, transportation, development and infrastructure costs and neighborhood opposition to local affordable housing development, or an attitude known as NIMBY, or “Not In My Backyard.”

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

- SHFDA will continue to host its annual Palmetto Affordable Housing Forum: a conference which encompassed topics, education and skills necessary to implement strategies and overcome barriers such as the need to change zoning restrictions, change state and local fees, and change local building codes that impede the production of affordable housing.
- In 2016, SHFDA will continue the SC Mortgage Tax Credit Program to help homebuyers make their mortgages more affordable. It is a Mortgage Credit Certificate Program administered by SHFDA which provides a federal income tax credit to qualified homebuyers for every year they occupy the home as their primary residence. This program was begun in 2012.
- SHFDA's Palmetto Heroes Program will continue to assist local “heroes” to become homeowners. Eligible homebuyer “heroes” include law enforcement officers, teachers, veterans, fire fighters, nurses, correctional workers and EMS personnel. The program provides a reduced mortgage interest rate and down payment assistance.
- SHFDA held Lender Partner and SC State Housing Authority Certified Real Estate Professional training classes at locations throughout the state. The Lender Partner training covers program requirements such as home price limits, income limits, and the SHFDA loan process. Certified Real Estate Professional training covers SHFDA programs availability and eligibility and requirements for SHFDA loans. Legal and Real Estate continuing education sessions were also included in the Palmetto Affordable Housing Forum. The overall purpose is to increase awareness of housing programs and resources to expand the supply of affordable housing and increase homeownership opportunities in the state.
- SHFDA will maintain its expanded social media presence as a means of communicating information to housing partners, homeowners and renters and others interested in housing in the state. The agency has continued its regular electronic newsletter and continued to use Twitter and Facebook. SHFDA’s use of these innovative electronic tools and technologies has allowed it to operate more efficiently and communicate in a more dynamic and timely way.
- SHFDA will award grant funds for construction or to facilitate construction of new affordable owner-occupied and rental housing units. HOME and SHFDA funds in these projects directly lower the cost of the unit and thereby make rental and homeownership more affordable. SHFDA

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will also provide HOME and other funds for down payment and closing cost assistance and below market interest rate financing to make homeownership more affordable and financing simpler and more available.

- Authority staff spends time meeting with Senators and Representatives on an ongoing basis to educate them on the various affordable housing programs the Authority administers as well as reviewing several annual reports- Accountability Report, Affordably Housing Statewide Impact Report, Investment Report, and HTF Annual Report. In so doing, this enables the Senators and Representatives to understand the need for, as well as the impact of, affordable housing in their areas which in turn helps them discuss the positives of affordable housing when their constituents call with NIMBY issues and concerns.

**Discussion:**

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

The Consolidated Plan regulations require the State to address other actions to meet specific initiatives identified by HUD. These actions are summarized below.

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

The primary obstacle to meeting underserved housing and community development needs of the state is funding and these resources are shrinking. Demand for assistance, on the other hand, is growing as a result of recent economic conditions and typically 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.

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

- Mortgage Revenue Bond Program - 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 - established in 1992 using funding from a dedicated portion of the deed stamp tax. Funding is available to eligible non-profit housing development sponsors in all 46 counties, are awarded on a quarterly basis and can be used to finance 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, multifamily rental units low-income, individuals, families, the elderly, and etc., and owner-occupied rehabilitation for any homeowner that is at 50% or below the area median income for the county in which they live.
- 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. 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.
- Low Income Housing Tax Credit Program - a federal program that provides 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, SHFDA establishes priorities and needs in its QAP, or Qualified Tax Credit Allocation Plan. 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 - State-administered and includes Housing Choice Vouchers, Moderate Rehabilitation, and Homeownership Vouchers. The Voucher Program provides rental assistance in the private rental market to very low income individuals and families in Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington Counties.
- National Housing Trust Fund - This is HUD's newest affordable housing production program that is to complement Federal, state, and local efforts to increase and preserve the supply of safe, decent and affordable housing, primarily rental housing, for extremely low-income and very low-income households, including homeless families. NHTF will be used this year to produce new affordable units for the extremely low-income population in South Carolina.

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- SFHDA also administers SC Help aimed at maintaining homeownership and making it more affordable and sustainable by providing direct assistance to homeowners potentially facing foreclosure.

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

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 the HOME, NHTF 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 HOME, NHTF and CDBG 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 participates in the Environmental Health Public Tracking System (EHPT) of the US Centers for Disease Control and Prevention. To facilitate its participation, DHEC had to streamline its own lead database so that it could provide required EHPT data and incorporate data from the Adult Blood Lead Epidemiology and Surveillance Program. EHPT data for 2010 is now available.

Note that South Carolina law requires physicians 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 less than six years of age. As a result, DHEC now provides several data resources for the number and percent of children tested for lead by age group and children tested for lead with Elevated Blood Lead Levels (EBLL).

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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, HOME and NHTF, including training as necessary.
- Continue to require notification of residents and owners of all houses receiving CDBG, HOME and NHTF 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.

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

Poverty in South Carolina persists despite continuous efforts to combat it. According to the US Census Bureau, data from the 2013 American Community Survey 5-Year tables indicates that statewide 18.1% of South Carolinians are below the poverty level, compared with 15.8% for the nation as a whole. However, the majority of the state's counties have poverty rates above the state average, including 15 of the state's most rural counties where one-quarter, or 25% or more, are below poverty.

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.

What is within the scope of the Consolidated Plan is the expansion of economic opportunity, primarily using CDBG funds to address issues which are obstacles to economic opportunity, such as low workforce skills, absence or inadequacy of basic public infrastructure and services needed to support economic growth, and downtown and commercial centers that lack vitality and are not conducive to small local business growth, residential growth or a large and thriving employer base. For those areas which can support business and industrial growth, CDBG funds can also be used, where appropriate and feasible, to help facilitate job creation by new or existing expanding businesses. The CDBG Program Description contained in the Attachments describes programs of CDBG funding that can assist with expanding economic opportunity and business development or job creation/retention for the 2016 Program Year.

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

The State's strategy to enhance its housing and community development 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 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.

In terms of housing development in particular, coordination is facilitated by combining the administration of HOME and most other federal and state programs for housing in one agency: the State Housing Finance and Development Authority. Community and economic development is the mission of the SC Department of Commerce, which manages CDBG as well as other state resources that can be used for these two purposes, notably including Appalachian Regional Commission funding and the State Rural Infrastructure Fund. The Secretary of the SC Department of Commerce also heads the board of the State Rural Infrastructure Authority. Finally, the SC Department of Commerce and Rural Infrastructure Authority routinely meet with other sources of infrastructure funding, such as the SC Department of Health and Environmental Control and USDA, to discuss projects, needs and priorities in an effort to better coordinate the delivery system.

Together, agencies and organizations in the state 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.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The SC State Finance and Development Authority does not own or operate any public housing. However, private developers that receive Authority funds are encouraged to communicate with other housing providers within a project's community as part of the project development process.

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In addition, this year, the State of South Carolina will be launching the National Housing Trust Fund which is the newest affordable housing program from HUD designed to target those households that are at or below 30% AMI or the national poverty level, whichever is greater; or in years when the NHTF collects over \$1 billion, households at or below 50% AMI will also be served.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

**Introduction:**

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	18,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>18,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.320(k)(2)**

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

No other forms of investment are anticipated being used.

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

In conjunction with the Authority's Single Family Mortgage Revenue Bond Program, HOME funds are made available directly to eligible beneficiaries for down payment and closing costs assistance. The assistance will not exceed \$10,000 per unit and will be offered in the form of a deferred forgivable loan.

All HOME-assisted homebuyer housing will meet the specific requirements of 24 CFR Part 92.254 in order to qualify as affordable housing. The homebuyer will have an initial purchase price that does not exceed 95 percent of the median purchase price for the area. The deferred forgivable loan documents and written agreement will enforce the provisions requiring the unit be the principal residence of an owner whose family qualifies as low-income at the time of purchase, the established affordability period based on the direct HOME subsidy and the recapture rather than the resale provision.

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

The homebuyer must occupy the purchased property for a period of five years before the HOME assistance will be fully forgiven. If the purchased property is sold before the five-year affordability period has expired, all HOME funds must be repaid. The amount recaptured by the Authority will not exceed the amount available from net proceeds.

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

There are no plans to refinance debt.

**Emergency Solutions Grant (ESG)  
Reference 91.320(k)(3)**

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

In order to receive ESG assistance, an individual or family must fit one of the HUD definitions of homeless, chronically homeless or at risk of homelessness. These definitions are included at the bottom of this section.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

**Homeless Means:**

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low income individuals); or
- An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

- (2) An individual or family who will imminently lose their primary nighttime residence, provided that:

- The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

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- No subsequent residence has been identified; and
- The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
- Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
- Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
- Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- Has no other residence; and
- Lacks the resources or support networks, e.g., family, friends, faith based or other social networks, to obtain other permanent housing.

**Chronically Homeless Means:**

(1) And individual who:

- Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and

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- Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years, where each homeless occasion was at least 15 days; and
- Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), posttraumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability;

(2) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) before entering that facility; or

(3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1), including a family whose composition has fluctuated while the head of household has been homeless.

**At Risk of Homelessness Means:**

(1) An individual or family who:

- Has an annual income below 30 percent of median family income for the area, as determined by HUD;
- Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the ‘homeless’ definition in this section;

And meets one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the subrecipient’s approved consolidated plan; or

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(2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C.5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e–2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C.254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C.2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C.1786(b)(15)); or

(3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

**Discussion:**

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**Appendix 1 – Consultation**

**Table 66 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Appalachian Council of Government
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	Upper Savannah Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	Catawba Regional Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	Central Midlands Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Lower Savannah Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	Santee-Lynches Regional Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
7	<b>Agency/Group/Organization</b>	Pee Dee Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	Waccamaw Regional Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
9	<b>Agency/Group/Organization</b>	Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization

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	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
10	<b>Agency/Group/Organization</b>	Lowcountry Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
11	<b>Agency/Group/Organization</b>	Beaufort County Human Services Alliance
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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12	<b>Agency/Group/Organization</b>	BEAUFORT HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
13	<b>Agency/Group/Organization</b>	BEAUFORT JASPER WATER SEWER AUTHORITY
	<b>Agency/Group/Organization Type</b>	Water/Sewer Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
14	<b>Agency/Group/Organization</b>	HILTON HEAD HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Non-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
15	<b>Agency/Group/Organization</b>	Palmetto Electric Cooperative, Inc.
	<b>Agency/Group/Organization Type</b>	Utility

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	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
16	<b>Agency/Group/Organization</b>	SOUTHERN CAROLINA ALLIANCE
	<b>Agency/Group/Organization Type</b>	Regional organization Business Leaders Economic Development Organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
17	<b>Agency/Group/Organization</b>	EASLEY COMBINED UTILITIES
	<b>Agency/Group/Organization Type</b>	Other government - Local Utility
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
18	<b>Agency/Group/Organization</b>	Economic Futures Group
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Civic Leaders Business and Civic Leaders Economic Development Organization Major Employer

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	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
19	<b>Agency/Group/Organization</b>	Gaffney Board of Public Works
	<b>Agency/Group/Organization Type</b>	Other government - Local Utility
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
20	<b>Agency/Group/Organization</b>	Oconee Economic Alliance
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders Economic Development Organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
21	<b>Agency/Group/Organization</b>	Oconee Sewer Authority
	<b>Agency/Group/Organization Type</b>	Other government - County Utility
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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22	<b>Agency/Group/Organization</b>	Alliance Pickens
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Economic Development Organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
23	<b>Agency/Group/Organization</b>	Tri-County Technical College
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - State Business and Civic Leaders Workforce Development
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
24	<b>Agency/Group/Organization</b>	Clemson University, Sumter County Extension Office
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - State Business and Civic Leaders Cooperative Extension
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
25	<b>Agency/Group/Organization</b>	Sumter Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders Public Safety

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	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
26	<b>Agency/Group/Organization</b>	Howard High Alumni Association
	<b>Agency/Group/Organization Type</b>	Services-Education Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
27	<b>Agency/Group/Organization</b>	West End Citizens Council
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
28	<b>Agency/Group/Organization</b>	Citizens for Progress of Georgetown
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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29	<b>Agency/Group/Organization</b>	Berkeley County Water and Sanitation
	<b>Agency/Group/Organization Type</b>	Other government - County Utility
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
30	<b>Agency/Group/Organization</b>	TriCounty Link
	<b>Agency/Group/Organization Type</b>	Regional organization Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
31	<b>Agency/Group/Organization</b>	TRINITY HOUSING CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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32	<b>Agency/Group/Organization</b>	UNITED WAY OF THE MIDLANDS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education Services-Employment Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
33	<b>Agency/Group/Organization</b>	United Way of Sumter, Clarendon, and Lee Counties
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
34	<b>Agency/Group/Organization</b>	USDA Rural Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - Federal Federal Funding & Lending
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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35	<b>Agency/Group/Organization</b>	City of Columbia Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Public Safety
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
36	<b>Agency/Group/Organization</b>	Anderson County Office of Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - County Economic Development County Office
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
37	<b>Agency/Group/Organization</b>	Cherokee County Development Board
	<b>Agency/Group/Organization Type</b>	Other government - County Economic Development County Office
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
38	<b>Agency/Group/Organization</b>	EDGEFIELD COUNTY WATER AND SEWER AUTHORITY
	<b>Agency/Group/Organization Type</b>	Other government - County Utility

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	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
39	<b>Agency/Group/Organization</b>	GREENWOOD METROPOLITAN DISTRICT
	<b>Agency/Group/Organization Type</b>	Utility
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
40	<b>Agency/Group/Organization</b>	Economic Development Partnership
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders Economic Development Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
41	<b>Agency/Group/Organization</b>	SouthernCarolina Alliance
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders Economic Development Organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
42	<b>Agency/Group/Organization</b>	Orangeburg County Development Commission
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders Economic Development Organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
43	<b>Agency/Group/Organization</b>	Dorchester County Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - County Economic Development Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
44	<b>Agency/Group/Organization</b>	Lancaster County Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Regional organization Economic Development Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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45	<b>Agency/Group/Organization</b>	Chester Metropolitan Water District
	<b>Agency/Group/Organization Type</b>	Other government - Local Utility
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
46	<b>Agency/Group/Organization</b>	ResCare
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The SC Department of Commerce, Grants Administration Division
47	<b>Agency/Group/Organization</b>	Eastern Carolina Homelessness Organization
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Homeless CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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48	<b>Agency/Group/Organization</b>	Lowcountry Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless Homeless CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
49	<b>Agency/Group/Organization</b>	Midlands Area Consortium for the Homeless
	<b>Agency/Group/Organization Type</b>	Services-homeless Homeless CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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50	<b>Agency/Group/Organization</b>	United Housing Connections
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Regional organization Homeless CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
51	<b>Agency/Group/Organization</b>	AID Upstate
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
52	<b>Agency/Group/Organization</b>	Piedmont Care Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
53	<b>Agency/Group/Organization</b>	United Way of Midlands
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
54	<b>Agency/Group/Organization</b>	ECHO
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Regional organization

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	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
55	<b>Agency/Group/Organization</b>	One80Place
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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56	<b>Agency/Group/Organization</b>	UPSTATE HOMELESS COALITION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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**Appendix - Alternate/Local Data Sources**

<b>1</b>	<p><b>Data Source Name</b> HOPWA Ryan White Provider Reports for CY 2014</p> <p><b>List the name of the organization or individual who originated the data set.</b> Each of the SC State HOPWA program's Ryan White providers prepare reports, which are compiled by the SC Department of Health &amp; Environmental Control, STD/HIV Division.</p> <p><b>Provide a brief summary of the data set.</b> STRMU is based on Ryan White Services Reports prepared by each HOPWA Sponsor. TBRA is based on the State's TBRA Wait List.</p> <p><b>What was the purpose for developing this data set?</b> Evaluating various housing needs amongst people living with HIV.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Clients of Ryan White Part B provider assistance.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Calendar year 2014</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete</p>
<b>2</b>	<p><b>Data Source Name</b> 2009-2013 ACS 5-Year Estimates</p> <p><b>List the name of the organization or individual who originated the data set.</b> US Census Bureau, American Community Survey</p> <p><b>Provide a brief summary of the data set.</b> Median Earnings in the Past 12 Months (in 2013 Inflation-Adjusted Dollars) by Sex By Educational Attainment for the Population 25 Years and Over</p> <p><b>What was the purpose for developing this data set?</b> See ACS documentation on US Census Bureau website</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Statewide - State of South Carolina</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 5 Year ACS - 2009-2013</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete and released by US Census Bureau</p>