

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

2020 Annual Action Plan

Program Year: April 1, 2020 - March 31, 2021

ESG-CV and HOPWA-CV CARES Act Amendment

May 19, 2020

Community Development Block Grants

HOME Investment Partnerships

National Housing Trust Fund

Emergency Solutions Grants

Housing Opportunities for Persons with AIDS

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AP-05 Executive Summary

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

1. Introduction

CARES Act Substantial Amendment to the 2020 Action Plan

On March 27, 2020, the president signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The \$2 trillion aid package provides financial aid to families and businesses impacted by the COVID-19 coronavirus pandemic. Funding was provided to multiple Federal Agencies and programs, including HUD and three of the Consolidated Plan Programs. ESG, HOPWA and CDBG all received CARES-Act funding or ESG-CV, HOPWA-CV and CDBG-CV funding. Under this first round of funding, CARES Act funding for South Carolina State Consolidated Plan programs included \$8,745,852 for ESG-CV, \$337,889 for HOPWA-CV and \$12,456,807 for CDBG-CV. **This initial May 2020 Substantial Amendment to the Consolidated Plan reflects the plan for distributing the ESG-CV and HOPWA-CV funds.** Please see the Method of Distribution Section for these plans. A second amendment will be submitted for the initial round of CDBG-CV funding and the second round of CDBG-CV funding announced on May 11, 2020.

Regular Consolidated Plan Programs 2020 Action Plan

The South Carolina 2020 Annual Action Plan falls under the 2016-2020 State Consolidated Plan for Housing and Community Development. The 2020 Plan represents the fifth and final annual plan under the 2016-2020 five year plan, and it encompasses five regular programs funded by the US Department of Housing and Urban Development (HUD): the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the National Housing Trust Fund Program (NHTF), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). For the 2020 Plan year, April 1, 2020 through March 31, 2021. South Carolina will receive \$36.7 million for CDBG, HOME, NHTF, HOPWA and ESG. 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 that will be available during the 2020 Plan year.

The South Carolina Department of Commerce administers the CDBG Program; the State Housing Finance and Development Authority (SC Housing) administers the HOME Program and the NHTF Program; the South Carolina Department of Administration Office of Economic Opportunity 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 this Plan, along with input from other state agencies, stakeholders, advocates, and community members. The SC Department of Commerce is the lead agency for the Plan's development.

The Plan content and format is dictated by the federal online HUD IDIS system, through which all states and direct recipients of HUD Community Planning & Development funds must create Consolidated Plans and annual Action Plans, report on accomplishments, and create a Consolidated Annual Performance and

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Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

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Evaluation Report (CAPER) each year. (Note that CDBG-DR has its own system and its own Plans and Reports.) The Annual Plan is generated through IDIS, then downloaded to make it available to the public and program participants and constituents. The structure and content reflect IDIS requirements. This current 2020 Annual Plan consists of this Executive Summary as well as two other sections: the Process Section, which describes the public input process for the 2020 program year, and the Annual Action Plan, which contains each Program's method of distribution for the year, anticipated goals and funding availability, as well as narrative sections addressing housing, special needs and homelessness.

Other resources available are coordinated with the Consolidated Plan programs but may be prioritized for different activities eligible under program guidelines and regulations. CDBG-DR Disaster assistance, for example, is managed by the South Carolina Disaster Recovery Office (SCDRO), which was moved to the SC Department of Administration in 2019. Activities undertaken with CDBG-DR funding for the 2015 Severe Storm and Hurricane Matthew are limited to housing rehabilitation and replacement for households affected by the related events. The Annual Action Plan for the 2015 Storm and Hurricane Matthew can be found on the DRO website at <https://www.scdr.sc.gov/2015severestorm/> and <https://www.scdr.sc.gov/hurricanematthew/>.

In April 2018, HUD announced an allocation of \$157.6 million in CDBG Mitigation (CDBG-MIT) funds to South Carolina. The State's Action Plan for this CDBG-MIT funding is posted on the SC Department of Administration's website at <https://admin.sc.gov/sites/default/files/DRO/Mitigation%20Action%20Plan>. (The SC Disaster Recovery Office (SCDRO) website is now within the SC Department of Administration and most recent documents can be found on their website. Hurricane Matthew and the 2015 Storm Program Documents are still on the SCDRO website.) The State's Plan for the CDBG-MIT funding includes activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the potential impact of future disasters. Funds are allocated for infrastructure in the Pee Dee and Santee Watersheds (\$100 million), housing buyout to acquire contiguous parcels for flood hazard mitigation in SC and HUD "MID" counties (\$35 million), FEMA-funded mitigation match (\$5 million), planning (\$9.7 million) and administration (\$7.9 million).

Hurricane Florence CDBG-DR was also announced, but the Action Plan for that CDBG-DR allocation is still being developed. Please check the SCDRO and Department of Administration websites for more information about the various CDBG-DR and CDBG-MIT funds allocated to South Carolina.

2. Summarize the objectives and outcomes identified in the Plan

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

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CARES Act Substantial Amendment to the 2020 Action Plan Objectives and Outcomes

ESG-CV and HOPWA-CV funding will be used to address similar needs as the regular 2020 funding. ESG-CV will be used for emergency shelter and outreach, homeless prevention and rapid re-housing to assist families and individuals who are homeless, at risk of becoming homeless or being re-housed to avoid homelessness. All of these needs have increased dramatically as a result of the coronavirus pandemic.

HOPWA-CV funding will be used to fund traditional regular HOPWA funding activities including STRMU, or short-term rental assistance, and supportive services, as well as assistance focused on the unique needs of the high-risk HIV-AIDs community related to the pandemic. The CARES Act specifically provides that HOPWA-CV funds can be used for activities related to self-isolation and quarantine, as well activities needed to provide other coronavirus infection control services as recommended by the CDC for people with HIV and household members not living with HIV/AIDS. This may be accomplished through relocation services including lodging at hotels, motels, or other locations categorized by the service Transitional/Short Term Housing Subsidy Assistance. This new service category Transitional/Short Term Housing Subsidy Assistance is added to the Con Plan through this Con Plan amendment. The service will be funded with the CARES Act Funds and will be used to include lodging at hotels/motels or other locations for infection control measures.

While TBRA services will not be provided with HOPWA-CV funds, clients are all case-managed through local HOPWA Project Sponsors, therefore HOPWA-CV services will be available to clients served with TBRA.

| HOPWA GOALS | |
|--|--------------------------------|
| Short-term rent, mortgage and utility assistance to prevent an individual or family homelessness | Goal: 50 |
| Tenant-based rental assistance | Goal: 0 |
| Units provided in housing facilities that are being developed, leased or operated | Goal: 5 |
| Supportive Services for People with HIV/AIDs (<u>Including PHP</u>) | Goal: 150 (15 for <u>PHP</u>) |
| Transitional/Short-Term Housing Subsidy Assistance (Hotel/Motel) | Goal: 20 |

Outcomes for ESG-CV and HOPWA-CV will be comparable to regular ESG and HOPWA funding, including households or individuals assisted with: shelter/outreach, homeless prevention and rapid re-housing (ESG-CV); and STRMU, supportive services and transitional/short-term housing subsidy assistance (HOPWA-CV).

Regular Consolidated Plan Programs 2020 Action Plan

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Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

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HUD allows a broad range of activities for CDBG, HOME, NHTF, ESG, and HOPWA. CDBG provides resources for community development, which may include construction of 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 multifamily housing activities, which for 2020 may include development of affordable rental housing, short-term rental assistance and tenant-based rental assistance for low-income special needs households. NHTF is to be used in large part for rental housing for households at or below 30% of AMI or the federal poverty level, whichever is greater. Activities may include rental rehab if the NHTF Rehabilitation Standards included as an Attachment to this Plan are approved by HUD. Otherwise this activity will be eligible for HOME funding. Since no more than 10% of a state's annual allocation may be used for homeownership activities and State Housing manages other funds which can be used to address this need, HOME ceased funding for homeownership in Program Year 2018. HOME funds will not be available for this activity in 2020. 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.

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

- New Affordable Rental Housing
- Rehabilitation of Affordable Rental Housing
- Operating Funds for Facility-Based Housing Units
- Tenant-based Rental Assistance for Low Income Households (HOME non-special needs TBRA)
- Tenant-based Rental Assistance for Special Needs Households (HOPWA and HOME/DMH TBRA)
- Short-Term Rental Assistance, Mortgage & Utility Assistance (HOPWA STRMU and HOME Rental Assistance and Security Deposit Program)
- 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

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3. Evaluation of past performance

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

The State is currently implementing the Annual Plan for Program Year 2019, which is the fourth year of the 2016-2020 Consolidated Plan period. Actual accomplishments for 2019 will be reported in June 2020, but past accomplishments are available for prior plan years. For 2018, the CDBG, HOME, NHTF, ESG and HOPWA programs made a total of \$34.4 million available to recipients. These funds could be used, in addition to other available resources, 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 2018 is described in the state's Consolidated Annual Performance and Evaluation Report (CAPER), which is available online at www.cdbgSC.com. Significant accomplishments were achieved by each program - below are highlights of 2018 performance and accomplishments.

- 22,406 people benefited from community economic development activities aimed at improving or revitalizing commercial and downtown areas and upgrading essential public facilities for predominantly LMI communities
- 9,675 people benefited from clearance projects that will help improve public safety and revitalize predominately LMI residential neighborhoods
- 15,192 persons benefited from community infrastructure projects that will address the availability or quality of public water/sewer and other infrastructure to ensure a suitable living environment for predominantly LMI communities
- 143 new affordable rental units were created
- 59 households received direct financial assistance to homebuyers*
- 217 households received rapid re-housing assistance
- 542 persons benefited from homelessness prevention activities
- 5,291 homeless persons were assisted with overnight shelter and 4,154 with outreach activities
- 8 housing units for persons with HIV/AIDs were provided with operating funds
- HOME and HOPWA together assisted 199 people with tenant based rental assistance and an additional 233 eligible households with short-term rent, mortgage and utility assistance
- 1,770 HOPWA-eligible people received supportive services

4. Summary of Citizen Participation Process and consultation process

CARES Act Substantial Amendment to the 2020 Action Plan Citizen Participation

To facilitate expedited distribution of CARES Act funding to individuals impacted by the coronavirus pandemic, the CARES Act included provisions for Citizen Participation for HOPWA-CV and CDBG-CV. Due to the urgent nature of the coronavirus pandemic, the CARES Act provided for a shorter 5-day period of public

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comment for HOPWA-CV and CDBG-CV and a virtual public hearing for CDBG-CV. HUD made available waivers of the standard requirements that can be requested by State agencies that will administer ESG-CV, HOPWA-CV and CDBG-CV funds. These included a waiver of the standard Citizen Participation requirements for substantial amendments to a Consolidated Plan or Action Plan, which typically require making the draft amendment available for 30 days for the public to review and comment. A second waiver allows a virtual public hearing for CDBG-CV.

The State requested both waivers from HUD and the CARES Act process for Citizen Participation is being followed for this draft amendment. The State is making the draft amendment to the 2020 Action Plan for the CARES Act for ESG-CV and HOPWA-CV available for public comment for 5 days from May 19 to May 23, 2020.

The State has also substantially amended its State Citizen Participation Plan (State CP Plan), which is also being made available during the 5-day public comment period. The draft State CP Plan and the draft amendment to the 2020 Action Plan for the CARES Act for ESG-CV and HOPWA-CV are being posted on the www.cdbgSC.com website. Each program will notify constituents and interested parties electronically regarding the availability of the draft plan and the website from which it can be downloaded. The State is also notifying CDBG Program constituents regarding the amended Citizen Participation Plan.

Regular Consolidated Plan Programs 2020 Action Plan

Summary from citizen participation section of plan.

The State certifies that it has adopted and is following a recently revised Citizen Participation (CP) Plan. Additions to the State's Citizen Participation Plan were required in order to comply with the Affirmatively Furthering Fair Housing Final Rule at 24 CFR Parts 5, 91, 92, et al. Even though HUD has temporarily rescinded the requirement to conduct an Assessment of Fair Housing, the State's CP plan still provides for public comment on the AFH process. As amended, the CP Plan sets forth the State's policies and procedures for citizen participation and provides for and encourages citizens participation in the development of the Consolidated Plan, each Annual Action Plan, the State's Assessment of Fair Housing (when required by HUD for states), substantial amendments made to the Consolidated Plan, and each year's 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.

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The State is required to keep appropriate records, such as newspaper notices of hearings, minutes of those public hearings, and responses to comments and inquiries, to demonstrate that the CP Plan is being followed. Specifically:

Requirement: Prior to the publication of the Action Plan, the State will provide for local government and citizen participation by holding a public hearing 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 complied with its CP requirement by holding its 2020 public hearing on January 23, 2020, at which the amount of anticipated assistance, activities to be undertaken, the amount to benefit LMI and minimization of displacement were discussed. The State also made the draft Action Plan document available for public review from January 6 through February 4, 2020.***

Requirement: The State will notify citizens about the dates of the Action 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 (The State, the Greenville News and the Charleston Post & Courier), by posting copies of the notices online and by sending notifications via email and newsletters. Notices provided citizens with information regarding the availability of the Plan and each Program's documents, the date and location of the public hearing, and the timing of the 30-day public comment period. The notice also made citizens aware that they could download copies of the Plan from Program websites or review them at COG regional offices or one of the Program offices. Finally, the notice indicated where to send written comments and the deadline for doing so.***

5. Summary of public comments

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

CARES Act Substantial Amendment to the 2020 Action Plan

Comments received on the -CV program will be summarized in the final 2020 Action Plan CARES Act Amendment for ESG-CV and HOPWA-CV when it is submitted to HUD. ESG-CV provided the required notification regarding the availability of the draft Substantial Amendment.

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Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

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Regular Consolidated Plan Programs 2020 Action Plan

During the public comment period, which ran from January 6, 2020 to February 4, 2020, the State made the draft plan available to the public for review. The State also held a public hearing on January 23, 2020. Notice of the availability of the draft plan and the public hearing were published in The State, the Charleston Post & Courier and the Greenville News on January 5, 2020, in addition to being posted on www.cdbgSC.com and www.schousing.com. The notice provided instructions on how to submit comments regarding the Plan, and this was also discussed during the public hearing. The public hearing provided an opportunity for citizens in attendance to make comments for the record. No comments were received at the public hearing, and none were received regarding the shared components of the Plan or the 2020 CDBG, ESG and HOPWA programs. Comments were received only by the State Housing Authority, regarding the HOME and NHTF portions of the Action Plan. The comments received and the Authority's response are provided as an attachment to this plan.

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

Comments were received only by the State Housing Authority, regarding the HOME and NHTF portions of the Action Plan. The comments received and the Authority's response are provided as an attachment to this plan.

7. Summary

PR-05 Lead & Responsible Agencies

PR-05 Lead & Responsible Agencies - 91.300(b)

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

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 | SC Department of Commerce |
| CDBG Administrator | SOUTH CAROLINA | SC Department of Commerce |
| CDBG-CV Administrator | SOUTH CAROLINA | SC Department of Commerce |
| HOPWA Administrator | SOUTH CAROLINA | SC Dept of Health & Environmental Control (DHEC) |
| HOPWA-CV Administrator | SOUTH CAROLINA | SC Dept of Health & Environmental Control (DHEC) |
| HOME Administrator | SOUTH CAROLINA | SC Housing Finance & Development Authority |
| ESG Administrator | SOUTH CAROLINA | SC Department of Administration |
| ESG-CV Administrator | SOUTH CAROLINA | SC Department of Administration |
| HOPWA-C Administrator | | |
| National Housing Trust Fund | SOUTH CAROLINA | SC Housing Finance & Development Authority |

Table 1 – Responsible Agencies

Narrative

The five 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 SC State Housing Finance and Development Authority (SC Housing), 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 three HUD CARES Act programs will be administered by the same agencies that administer the regular CDBG, ESG and HOPWA programs.** The Lead Agency responsible for overseeing the development of the Consolidated Plan is the SC Department of Commerce.

CDBG-DR is not included in this Consolidated Plan, as it has separate Action Plan requirements, data systems and reporting requirements. Action Plan(s), amendments to Plans and program documents can be found on the program website: www.scdr.sc.gov. CDBG-DR is administered by the SC Disaster Recovery Office (DRO), which is housed within the SC Department of Administration.

PR-05 Lead & Responsible Agencies

Consolidated Plan Public Contact Information

General questions about the 2020 Action Plan and 2016-2020 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@scommerce.com.

For housing questions, contact SC Housing. Phone (803) 896-9824 or email jennifer.cogan@schousing.com.

For homeless questions, or **questions about the ESG-CV Program**, contact the SC Office of Economic Opportunity. Phone (803) 734-2454 or email gregg.mcconkey@admin.sc.gov.

For questions about special needs housing and HIV/AIDS, or **questions about the HOPWA-CV Program**, contact the SC Department of Health and Environmental Control HIV/STD Division. Phone (803) 898-0650 or email odenl@dhec.sc.gov.

For non-housing or CDBG questions, or **questions about the CDBG-CV Program**, contact the SC Department of Commerce. Phone (803) 734-0452 or email lross@scommerce.com.

AP-10 Consultation

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

1. Introduction

CARES Act Substantial Amendment to the 2020 Action Plan

This substantial amendment to the Consolidated Plan and 2020 Annual Action Plan for the CARES Act CDBG-CV, ESG-CV and HOPWA-CV funding is based on extensive consultation with interested and affected parties, the SC Governor's Office, administering Agencies, and other State agencies. Consultation for CDBG-CV funding is still ongoing. This substantial amendment includes funding and distribution plans for ESG-CV and HOPWA-CV.

Regular Consolidated Plan Programs 2020 Action Plan

This Annual Plan is part of the larger five-year Consolidated Plan for 2016-2020. The Consolidated Plan required and reflects the coordinated efforts of various state agencies, citizens and other organizations. The Plan is a comprehensive report, spanning multiple cross-jurisdictional areas of need, involving multiple agencies, programs and funding sources, and beyond the ability of a single entity or person to effectively develop. Instead, the cooperation and expertise of other agencies was necessary to develop a comprehensive plan based on accurate and pertinent data, effectively identifying goals, needs and strategies, and which could serve as an umbrella under which the state can undertake HUD-funded housing and community development in South Carolina. As such the Consolidated Plan describes the consultation and coordination efforts undertaken by the state and which served to inform the plan that governs this current 2020 Annual Plan.

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

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. Additionally, SC DHEC includes a requirement that each project sponsor applying for State HOPWA assistance obtain approval from the unit of local government thus ensuring that each geographic area is aware of HOPWA funding resources.

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AP-10 Consultation

SC Housing continues its joint venture with the Department of Mental Health to assist with affordable housing for their low-income target population. This includes an ongoing Tenant Based Rental Assistance program. Currently there are 28 tenants which receive rental assistance on a continuing basis.

SC Housing participates with other state and federal agencies through the use of memorandums of understanding documents (MOU) which provide a process to easily communicate and share information. Such MOUs speed up production of and decrease costs of affordable housing. Agencies SC Housing has entered into MOUs with include the US Department of Agriculture Rural Housing Service, the SC Department of Archives and History State Historic Office of Preservation, and the SC Department of Mental Health.

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 Consolidated Plan. These are described in detail in the 2016-2020 Consolidated Plan.

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 Grant 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

SC Office of Economic Opportunity staff responsible for the State Emergency Solutions Grant 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 in order to apply for ESG funds each year. To further coordinate, ESG attends the Homeless Coalition bi-monthly meetings, along with all the Continuums of Care, meets with each HMIS lead agency, attends policy meetings and ESG staff volunteer for various Homeless Coalition committees.

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AP-10 Consultation

2. Agencies, groups, organizations and others who participated in the process and consultations

| | |
|--|--|
| Agency/Group/Organization | Organizations Consulted during Development of the 2016-2020 Plan |
| Agency/Group/Organization Type | Please see attachments to the Consolidated Plan |
| What section of the Plan was addressed by Consultation? | <p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>HOPWA Strategy</p> <p>Market Analysis</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p> <p>Lead-based Paint Strategy</p> |
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The state's 2016-2020 Consolidated Plan, AP-10 Consultation, Section 2 identifies fifty-six different organizations and the consultation the state had with them during the development of the Plan. Annually, State CDBG consults with the ten regional Councils of Government (COGs) at meetings held periodically during the year and has an ongoing dialogue throughout the year with the COGs and local governments in South Carolina. Application and Implementation Workshops held each year provide additional opportunities to discuss local and regional needs and issues with existing and potential CDBG grant recipients, interested local government officials and COG directors and community development staff.</p> |

Table 2 – Agencies, groups, organizations who participated

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

Please refer to the AP-10 Consultation Section in the state's 2016-2020 Consolidated Plan.

AP-10 Consultation

Many additional organizations, representing additional agency types, were consulted during the development of the 2016-2020 Consolidated Plan, but IDIS limits the number of organizations that can be input into this section. As a result, not all are reflected in Section 2 of AP-10 of the Consolidated Plan. However, during the development of the Consolidated Plan, 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.

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|----------------------------|--|
| Continuum of Care | 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. |

Table 3 - Other local / regional / federal planning efforts

Narrative

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 in order to apply for ESG funds each year. To further coordinate, ESG attends the Homeless Coalition bi-monthly meetings, along with all the Continuums of Care, meets with each HMIS lead agency, attends policy meetings and ESG staff volunteer for various Homeless Coalition committees.

AP-12 Participation

AP-12 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 Amended Citizen Participation plan, input from the public and stakeholders was solicited by each of the five Consolidated Plan programs during the development of the 2016 - 2020 Consolidated Plan, which governs the current Action Plan. This is described fully in the Participation section of the state's 2016 - 2020 Consolidated Plan.

For the ESG-CV and HOPWA-CV CARES Act amendment to the 2020 Annual Action Plan, the state made the draft amendment and amended State Citizen Participation Plan available to the public for 5 days from May 19, 2020 to May 23, 2020.

For the regular appropriations, for the 2020 Annual Action Plan, the state continued to consult as it does throughout the plan period with its program constituents and interested parties, via meetings with program constituents, workshops, etc. Input received was considered during the development of the 2020 Plan and prior to finalizing the 2020 Plan. The Plan was made available in draft form for public review for a 30 day period extending from January 6, 2020 through February 4, 2020. A public hearing was also held on January 23, 2020 to discuss the 2020 Plan.

Citizen Participation Outreach

| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of comments received | Summary of comments not accepted and reasons |
|------------------|------------------------------|---|---|--|
| Public Hearing | Non-targeted/broad community | The public hearing was held on January 23, 2020. A public notice was published in three newspapers of general circulation and advertised the hearing, as did mailings to constituents and notices published on Program websites. Sign in sheets are being maintained in the Action Plan files to document attendance at the Public Hearing. | No comments received at the public hearing. | Not applicable. |
| Newspaper Ad | Non-targeted/broad community | Public notification ads were run in three newspapers of general circulation, in three regions of the state, on Sunday January 5, 2020. These ads announced the availability of the draft 2020 | Comments were accepted from January 6, 2020 through February 4, 2020. Comments were received only by the State Housing Authority, regarding the | Not applicable. |

AP-12 Participation

| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of comments received | Summary of comments not accepted and reasons |
|---------------------------------------|--|--|---|--|
| | | Annual Action Plan, the date, time and location of the public hearing to be held on January 23, 2020, and the start and end dates for the 30 days during which citizens and interested parties could provide written comments on the plan. There is no specific attendance but the combined readership of The State, Greenville News, and Charleston Post & Courier is substantial and located throughout the state. | HOME and NHTF portions of the Action Plan. The comments received and the Authority's response are provided as an attachment to this plan. | |
| Internet Outreach | Non-targeted/broad community | The SC Department of Commerce Division of Grants Administration notified elected officials, local government administrators and other local government staff of the availability of the draft 2020 Plan and the 2020 public hearing via email on January 6, 2020. Email notifications were sent to more than 400 local government officials and staff in South Carolina, and to approximately 50 regional Council of Government Directors and staff. | CDBG did not receive any public comments. | Not applicable. |
| Internet Outreach | Affordable Housing Partners, Applicants and Other Stakeholders | SC Housing notified affordable housing partners, applicants, and other stakeholders of the availability of the Draft 2020 Annual Action Plan via its mass email tool Constant Contact. | SC Housing has summarized public comments received, regarding the 2020 HOME and NHTF Programs, and its corresponding response. This is provided as an attachment to this Plan. | Not applicable. |
| HOME and NHTF Informal Comment Period | HOME Stakeholders | SC Housing held an informal comment period from September 5 to September 30, 2019 to solicit comments and feedback from stakeholders for the program design of the 2020 Small Rental Development Program. | SC Housing has summarized public comments received, regarding the 2020 HOME and NHTF Programs and its corresponding response, and this is provided as an attachment to this Plan. | Not applicable. |

AP-12 Participation

| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of comments received | Summary of comments not accepted and reasons |
|-------------------|------------------------------|---|--|--|
| Internet Outreach | Non-targeted/broad community | The CDBG Program, as lead agency, emailed all local governments in non-entitlement regions regarding the draft Substantial CARES Act Amendment to the 2020 Action Plan and the amendment to the State Citizen Participation Plan. HOPWA notified its program constituents and ESG notified all entities eligible to apply for ESG-CV funding. The draft 2020 SC Action CARES Act amendment was posted on www.cdbgSC.com for 5 days, per the amended State Citizen Participation Plan, from May 19, 2020 through May 23, 2020. | Any comments received will be summarized in the final CARES Act Amendment to the 2020 Action Plan when submitted to HUD. | Not applicable. |

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources

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

Introduction

The state's 2020 allocations for CDBG, HOME, NHTF, HOPWA and ESG total \$36.7 million. The table below reflects actual regular program 2020 funding, as well as **2020 CARES Act funding for ESG-CV and HOPWA-CV. Should additional CARES Act funding be received, this table will be updated to reflect cumulative CARES Act funding.** The State will also receive CDBG-CV funding and a second round of CDBG-CV funding has been announced. A forthcoming CARES Act amendment for CDBG-CV will show the total CARES Act funding for CDBG-CV. It will also include the goals and distribution plan for the total CDBG-CV funding.

Regarding match, CDBG-CV carries the same State matching requirements as regular CDBG funding, but match will be waived for program recipients. ESG-CV matching requirements were waived by the CARES Act. HOPWA-CV, like regular HOPWA funding, does not require match.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder 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 | 21,201,972 | 18,000 | 0 | | 21,219,972 0 | This is the final annual plan for the current 5-year Consolidated Plan period. No additional CDBG funds are estimated. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 7,235,247 | 5,800,000 | 3,325,390 | 16,360,637 | 0 | This is the final annual plan for the current 5-year Consolidated Plan period. No additional HOME funds are estimated. |

AP-15 Expected Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder 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 | 2,321,805 | 0 | 150,000 | 2,471,805 | 0 | This is the final annual plan for the current 5-year Consolidated Plan period. No additional HOPWA funds are estimated. |
| HOPWA-CV | public - federal | Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services | 337,889 | 0 | 0 | 337,889 | 0 | CARES Act HOPWA-CV funding to prevent, prepare for and respond to the coronavirus pandemic. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 2,536,297 | 0 | 100,000 | 2,636,297 | 0 | This is the final annual plan for the current 5-year Consolidated Plan period. No additional ESG funds are estimated. |
| ESG-CV | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 8,745,852 | 0 | 0 | 8,745,852 | 0 | CARES Act ESG-CV funding to prevent, prepare for and respond to the coronavirus pandemic. |

AP-15 Expected Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|--------------------|------------------|--|----------------------------------|--------------------|---------------------------|-----------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources : \$ | Total: \$ | | |
| HTF | public - federal | Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership | 3,438,676 | 0 | 3,096,889 | 6,535,565 | 0 | This is the final annual plan for the current 5-year Consolidated Plan period. No additional NHTF funds are estimated. |
| Housing Trust Fund | public - federal | Admin and Planning Housing Multifamily rental new construction | 0 | 0 | 0 | 0 | 0 | Housing Trust Fund is a separate line above. Entering info here would indicate duplicated or double the amount of NHTF funding. |

Table 5 - Expected Resources – Priority Table

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

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 SC Housing, 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 nor NHTF programs do not require a match from the State of South Carolina for their allocation.

AP-15 Expected Resources

CDBG-DR

CDBG-DR funds allocated to assist with the aftermath of the 2015 Severe Storm (October Flood) and Hurricane Matthew were prioritized for housing rehab and housing replacement for eligible affected individuals. One hundred percent of funds remaining from these CDBG-DR allocations are allocated to this activity. As of 11/1/2019, HUD CDBG-DR Financial Reports posted on the HUD Exchange website indicate \$33.7 million remaining to be expended from the 2015 Severe Storm allocation and \$51 million from the Hurricane Matthew allocation. Spending from both allocations is considered "On Pace" and averaged \$2.2 and \$2.3 million, respectively, for the three months prior to 10/31/2019.

In April 2018, HUD announced an allocation of \$157.6 million in CDBG Mitigation (CDBG-MIT) funds to South Carolina. The State's Action Plan for this CDBG-MIT funding is posted on the SC Department of Administration's website at <https://admin.sc.gov/sites/default/files/DRO/Mitigation%20Action%20Plan>. (The SC Disaster Recovery Office (SCDRO) website is now within the SC Department of Administration and most recent documents can be found on their website. Hurricane Matthew and the 2015 Storm Program Documents are still on the SCDRO website.) The State's Plan for the CDBG-MIT funding includes activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the potential impact of future disasters. Funds are allocated for infrastructure in the Pee Dee and Santee Watersheds (\$100 million), housing buyout to acquire contiguous parcels for flood hazard mitigation in SC and HUD "MID" counties (\$35 million), FEMA-funded mitigation match (\$5 million), planning (\$9.7 million) and administration (\$7.9 million).

Hurricane Florence CDBG-DR was also announced, but the Action Plan for that CDBG-DR allocation is still being developed. Please check the SCDRO and Department of Administration websites for more information about the various CDBG-DR and CDBG-MIT funds allocated to South Carolina.

HOME

The HOME program requires a 25 percent (25%) match. HOME program matching funds are provided by SC Housing through the State Housing Trust Fund. The SC HTF is a state-funded program created in 1992 to assist low-income households in all 46 counties. The fund receives a small portion of all documentary stamp taxes collected.

ESG

The ESG Program requires a dollar-for-dollar match in non-ESG funds from the State for their allocation. To meet this requirement, the ESG Program requires that applicants provide a dollar-for-dollar match if they are awarded a grant. Match can be either in the form of a cash contribution or in other donated/in-kind resources such as the value of buildings, equipment, and volunteer services. The State is allowed to waive the match requirement for up to the first \$100,000 of its allocation for applicants who are least capable of leveraging local resources to meet the match.

2020 South Carolina Annual Action Plan

Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

AP-15 Expected Resources

HOPWA

HOPWA does not require matching funds, but HOPWA funds awarded each year are the source of substantial leveraging. All DHEC HOPWA service providers, or sponsors, are also Ryan White service providers or collaborate closely with Ryan White service providers. Ryan White CARE Act resources are used for case management across the state, including housing service planning. HOPWA is also used to leverage the resources of non-profit organizations that receive HOPWA funding. Current Ryan White leveraged funding is estimated at \$1.9 million plus the base Ryan White Part B formula award of \$10.3 million.

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

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

Discussion

CARES Act Substantial Amendment to 2020 Action Plan

CDBG-CV carries the same State matching requirements as regular CDBG funding, but match will be waived for program recipients. ESG-CV matching requirements were waived by the CARES Act. HOPWA-CV, like regular HOPWA funding, does not require match.

AP-20 Annual Goals & Objectives

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

| Goal #r | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Estimated 2020 Funding | Proposed 2020 Goal & IDIS Outcome Measure |
|---------|---|------------|----------|---|-----------------|--|---|---|
| 1a | New Affordable Rental Housing | 2016 | 2020 | Affordable Housing | | Affordable Housing | HOME: \$12,471,158 Housing Trust Fund: \$3,465,752 | Rental units constructed: 65 Household Housing Unit |
| 1b | Preserve Existing Affordable Housing | 2016 | 2020 | Affordable Housing | | Preservation of Existing Affordable Housing | HOME: \$2,415,955 NHTF: \$2,725,944 | Rental units constructed: 100 Household Housing Unit |
| 2 | Operating Funds for Facility-Based Housing Units | 2016 | 2020 | Affordable Housing Non-Homeless Special Needs | | Transitional and Supportive Housing | HOPWA: \$176,700 | HIV/AIDS Housing Operations: 8 Household Housing Unit |
| 2 CV | Operating Funds for Facility-Based Housing Units | 2020 | 2020 | Affordable Housing Non-Homeless Special Needs | | Transitional and Supportive Housing | HOPWA-CV: \$24,000 | HIV/AIDS Housing Operations: 5 Household Housing Unit |
| 3 | Homeownership Assistance | 2016 | 2018 | Affordable Housing | | Affordable Housing | HOME: \$0 | Direct Financial Assistance to Homebuyers: 0 Households Assisted |
| 3 | Rental Assistance | 2016 | 2018 | Affordable Housing | | Affordable Housing | HOME: \$500,000 | Tenant-based rental assistance / Rapid Rehousing: 68 Households Assisted |
| 4 | Tenant-based Rental Assistance for Special Needs Households | 2016 | 2020 | Affordable Housing Non-Homeless Special Needs | | TBRA Rental Assistance for People Living with HIV/AIDS & Others with Special Needs | HOPWA: \$813,750 HOME: \$140,000 | Tenant-based rental assistance / Rapid Rehousing: 153 Households Assisted (HOPWA 125 + HOME DMH 28) |

AP-20 Annual Goals & Objectives

| Goal #r | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Estimated 2020 Funding | Proposed 2020 Goal & IDIS Outcome Measure |
|---------|---|------------|----------|---|-----------------|--|-----------------------------------|---|
| 5 | Short-Term Rental Assistance and HOPWA STRMU (Short Term Rent, Mortgage & Utility Assistance) | 2016 | 2020 | Affordable Housing Non-Homeless Special Needs | | Short-term Rental Assistance for People Living with HIV/AIDS and Low Income Households | HOPWA: 575,804 HOME: \$110,000 | Tenant-based rental assistance / Rapid Rehousing: 350 Households Assisted (HOPWA 150 + HOME 200) |
| 5 CV | HOPWA-CV STRMU (Short Term Rent, Mortgage & Utility Assistance) | 2020 | 2020 | Affordable Housing Non-Homeless Special Needs | | Short-term Rental Assistance for People Living with HIV/AIDS and Low Income Households | HOPWA-CV: \$139,316 | Households Assisted: 50 |
| 5B CV | Transitional Short-Term Housing Subsidy for People with HIV/AIDs | 2020 | 2020 | Non-Homeless Special Needs | | Transitional Short-term Housing for People Living with HIV/AID | HOPWA-CV: \$47,014 | Other - Supportive Services: 20 Other (Persons Assisted) |
| 6 | Homeless Prevention & Rapid Re-Housing | 2016 | 2020 | Homeless | | Homeless Prevention and Rapid Re-Housing | ESG: \$876,978 | Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homelessness Prevention:175 Persons Assisted |
| 6 CV | Homeless Prevention & Rapid Re-Housing | 2020 | 2020 | Homeless | | Homeless Prevention and Rapid Re-Housing | ESG-CV: 3,935,633 | Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homelessness Prevention:175 Persons Assisted |
| 8 | Homeless Shelter, Services & Outreach | 2016 | 2020 | Homeless | | Homeless Facilities and Services | ESG: \$1,315,467 | Homeless Person Overnight Shelter: 3,000 Persons Assisted Other -Outreach: 2,000 Other (Persons) |

AP-20 Annual Goals & Objectives

| Goal #r | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Estimated 2020 Funding | Proposed 2020 Goal & IDIS Outcome Measure |
|---------|--|------------|----------|-----------------------------------|-----------------|---|------------------------|--|
| 8 CV | Homeless Shelter, Services & Outreach | 2020 | 2020 | Homeless | | Homeless Facilities and Services | ESG-CV: \$ 3,935,634 | Homeless Person Overnight Shelter: 3,000 Persons Assisted Other -Outreach: 2,000 Other (Persons) |
| 9 | Supportive Services for People with HIV/AIDs | 2016 | 2020 | Non-Homeless Special Needs | | Supportive Services for People Living with HIV/AID | HOPWA: \$671,252 | Other - Supportive Services: 1,500 Other (Persons Assisted) |
| 9 CV | Supportive Services for People with HIV/AIDs | 2020 | 2020 | Non-Homeless Special Needs | | Supportive Services for People Living with HIV/AID | HOPWA-CV: \$93,770 | Other - Supportive Services: 150 Other (Persons Assisted) |
| 10 | New or Upgraded Public Infrastructure & Facilities | 2016 | 2020 | Non-Housing Community Development | | Community Infrastructure, Facilities & Services | CDBG: \$13,965,914 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted |
| 11 | Neighborhood Revitalization | 2016 | 2020 | Non-Housing Community Development | | Community Infrastructure, Facilities & Services Community Revitalization | CDBG: \$1,000,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 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: 25 Jobs Businesses assisted: 1 Business Assisted |

AP-20 Annual Goals & Objectives

| Goal #r | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Estimated 2020 Funding | Proposed 2020 Goal & IDIS Outcome Measure |
|---------|--------------------------------|------------|----------|-----------------------------------|-----------------|---|------------------------|---|
| 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: 10,000 Persons Assisted |

Table 6 – Goals Summary

AP-20 Annual Goals & Objectives

Goal Descriptions

| | | |
|----------|-------------------------|---|
| 1a | Goal Name | New Affordable Rental Housing |
| | Goal Description | Increase the supply of affordable rental units for extremely low- to moderately low-income households. |
| 1b | Goal Name | Preserve Existing Affordable Housing |
| | Goal Description | Increase the supply of affordable rental units for extremely low- to moderately low-income households, through projects involving rehabilitation. Or make existing affordable housing more sustainable and preserve affordable housing stock. HOME and NHTF funds are allocated for this goal for 2020, but CDBG neighborhood revitalization projects can include this activity, as can water/sewer infrastructure projects. Rehabilitation Standards for NHTF are included in this Plan. Also, though not included in this plan, CDBG-DR anticipates continued expenditure of CDBG-DR funding for owner-occupied rehab. |
| 2 | Goal Name | Operating Funds for Facility-Based Housing Units |
| | Goal Description | Support transitional and supportive housing facilities for people with special needs |
| 2 CV | Goal Name | HOPWA-CV Operating Funds for Facility-Based Housing Units |
| | Goal Description | Support transitional and supportive housing facilities for people with special needs |
| 2B CV | Goal Name | HOPWA-CV Funds for Transitional, short-term housing for people with special needs |
| | Goal Description | Provide HOPWA-CV funding for COVID-19 housing subsidies for transitional short-term housing for people with HIV/AIDs and their families, including hotel and motel costs to self-isolate or quarantine |
| 3 | Goal Name | Homeownership Assistance |
| | Goal Description | HOME funds have not been used for homeownership assistance since 2018. This change is due to limitations on the amount of HOME funds that can be used for homeownership, the availability of other SC Housing resources to address homeownership, and the higher priority placed on rental development. |
| 3 | Goal Name | Rental Assistance |
| | Goal Description | New for 2020, HOME rental assistance activities will include funding for SC Housing’s Rental Division, to help reduce the waiting list for affordable rental housing. As in prior plan years, HOME is also making funding available for 2020 to assist special needs households through TBRA and its partnership with the SC Department of Mental Health. This is also considered TBRA but is included in the joint HOME/HOPWA goal of TBRA for Special Needs (#4 below). HOME is also providing funding for security deposit assistance through SC Housing’s Rental Division, and this short-term rental assistance is included in the Short Term Rental Assistance & HOPWA STRMU goal (#5 below). |

AP-20 Annual Goals & Objectives

| | | |
|---------|-------------------------|--|
| 4 | Goal Name | Tenant-based Rental Assistance for Special Needs Households |
| | Goal Description | Provision of tenant-based rental assistance to make housing more affordable for those living with HIV/AIDS and for other low income households with other special needs. Funding for this activity is provided by HOPWA as well as by HOME through its partnership with the SC Department of Mental Health. |
| 5 | Goal Name | Short Term Rental Assistance & HOPWA STRMU (Short-Term Rent, Mortgage & Utility Assistance) |
| | Goal Description | Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS and address housing affordability by providing rental assistance for low income households through SC Housing. SC Housing security deposit assistance is short-term and fits with this goal. Other HOME-funded TBRA rental assistance is included in the Rental Assistance goal (# 3 above) and the TBRA for Special Needs goal (#4 above). |
| 5 CV | Goal Name | HOPWA-CV STRMU (Short-Term Rent, Mortgage & Utility Assistance) |
| | Goal Description | Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS |
| 6 | Goal Name | Homeless Prevention & Rapid Re-Housing |
| | Goal Description | Prevent homelessness and/or assist with rapid re-housing or transition to permanent housing |
| 6 CV | Goal Name | ESG-CV Homeless Prevention & Rapid Re-Housing |
| | Goal Description | Prevent homelessness and/or assist with rapid re-housing or transition to permanent housing |
| 8 | Goal Name | Homeless Shelter, Services & Outreach |
| | Goal Description | Support organizations that provide emergency shelter or essential supportive services to homeless individuals and families, both sheltered and unsheltered, and/or that provide outreach to unsheltered homeless |
| 8 CV | Goal Name | ESG-CV Homeless Shelter, Services & Outreach |
| | Goal Description | Support organizations that provide emergency shelter or essential supportive services to homeless individuals and families, both sheltered and unsheltered, and/or that provide outreach to unsheltered homeless |
| 9 | Goal Name | Supportive Services for People with HIV/AIDS |
| | Goal Description | Provide supportive services and permanent housing placement services to persons with special needs to promote independent living. |
| 9 CV | Goal Name | HOPWA-CV Supportive Services for People with HIV/AIDS |
| | Goal Description | Provide supportive services and permanent housing placement services to persons with special needs to promote independent living. |
| 10 | Goal Name | New or Upgraded Public Infrastructure & Facilities |
| | Goal Description | 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 |

AP-20 Annual Goals & Objectives

| | | |
|----|-------------------------|--|
| | | access to services where needed to support business or community needs where it is cost effective to do so. |
| 11 | Goal Name | Neighborhood Revitalization |
| | Goal Description | 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. |
| 12 | Goal Name | Community and Regional Planning |
| | Goal Description | 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. Accomplishments are measured in terms of the number of communities assisted. |
| 13 | Goal Name | Support New or Retention of Existing Jobs |
| | Goal Description | 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. |
| 14 | Goal Name | Community Economic Development |
| | Goal Description | 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. |

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 91.215(b)

Extremely Low-Income - 100 households
 Low-Income - 130
 Moderately Low-Income - 275

AP-25 Allocation Priorities

AP-25 Allocation Priorities – 91.320(d)

Introduction:

Each Program has identified various programs or activities that will be funded during 2020, and that will directly contribute toward achieving the goals defined in this plan. Funding for each of these programs or activities are described in program-specific sections of AP-30, Method of Distribution. Each program's Method of Distribution section also describes other, allowable set-asides for program administration and other activities related to program delivery, and demonstrates compliance with the program caps for these activities. Such activities include program administration, technical assistance (CDBG), CHDOs (HOME), sponsor administration (HOPWA), and administration and HMIS (ESG).

The percentages below reflect the relative share of 2020 funding for each program or activity to be funded in 2020. Note that these percentages are calculated *after* allowable set-asides have been deducted from the total estimated allocation. These total 100%, indicating that, after allowable set-asides, all 2020 funding will be awarded to help achieve one of the program goals identified in this Annual Action Plan.

The set-aside activities are not included in the table below, which is automatically generated by IDIS and which cannot be modified by the State other than the percentages for the IDIS-generated columns and rows. These activities are, however, described in AP-30, Method of Distribution. All comply with pertinent program regulations and caps, as described in AP-30.

Funding Allocation Priorities

| | New Affordable Rental Housing (%) | Operating Funds for Facility-Based Housing Units (%) | Rental Assistance (%) | Tenant-based Rental Assistance (%) | Short-Term Rent, Mortgage & Utility Assistance (%) | Homeless Prevention & Rapid Re-Housing (%) | Preserve Existing Affordable Housing (%) | Homeless Shelter, Services & Outreach (%) | Supportive Services for People with HIV/AIDs (%) | New or Upgraded Public Infrastructure & Facilities (%) | Neighborhood Revitalization (%) | Community and Regional Planning (%) | Support New or Retention of Existing Jobs (%) | Community Economic Development (%) | Transitional Housing Subsidy (%) | Total (%) |
|--------------------|-----------------------------------|--|-----------------------|------------------------------------|--|--|--|---|--|--|---------------------------------|-------------------------------------|---|------------------------------------|----------------------------------|------------|
| CDBG | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 5 | 2 | 10 | 15 | 0 | 100 |
| HOME | 95 | 0 | 3 | 1 | 1 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| HOPWA | 0 | 8 | 0 | 36 | 26 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| HOPWA-CV | 0 | 8 | 0 | 0 | 46 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 15 | 100 |
| ESG | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| ESG-CV | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| HTF | 56 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| Housing Trust Fund | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |

Table 7 – Funding Allocation Priorities

AP-25 Allocation Priorities

Reason for Allocation Priorities

The CDBG, HOME and NHTF, and ESG programs for 2020 are designed to address the three priority needs, Decent Housing, Suitable Living Environment, and Economic Opportunity. Allocation priorities are based on expected funding and program evaluation of relative need amongst the related objectives identified in the Plan.

CDBG-DR

CDBG-DR funds allocated in prior years for Hurricane Matthew and the 2015 Severe Storm (October Flood) have been prioritized for housing rehab and housing replacement for eligible individuals affected by the related events. One hundred percent of funds that remain to be disbursed and that will be available in 2020 will be allocated to this activity. The State's approved Action Plan for the 2015 Severe Storm and the amendment(s) to it for Hurricane Matthew can be found on the SC Disaster Recovery Office (SCDRO) website at <https://www.scdr.sc.gov/2015severestorm/> and <https://www.scdr.sc.gov/hurricanematthew/>.

In April 2018, HUD announced an allocation of \$157.6 million in CDBG Mitigation (CDBG-MIT) funds to South Carolina. The State's Action Plan for this CDBG-MIT funding is posted on the SC Department of Administration's website at <https://admin.sc.gov/sites/default/files/DRO/Mitigation%20Action%20Plan>. (The SC Disaster Recovery Office (SCDRO) website is now within the SC Department of Administration and most recent documents can be found on their website. Hurricane Matthew and the 2015 Storm Program Documents are still on the SCDRO website.) The State's Plan for the CDBG-MIT funding includes activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the potential impact of future disasters. Funds are allocated for infrastructure in the Pee Dee and Santee Watersheds (\$100 million), housing buyout to acquire contiguous parcels for flood hazard mitigation in SC and HUD "MID" counties (\$35 million), FEMA-funded mitigation match (\$5 million), planning (\$9.7 million) and administration (\$7.9 million).

Hurricane Florence CDBG-DR was also announced, but the Action Plan for that CDBG-DR allocation is still being developed. Please check the SCDRO and Department of Administration websites for more information about the various CDBG-DR and CDBG-MIT funds allocated to South Carolina.

HOME

HOME funding for homeownership assistance was discontinued in 2018, as other SC Housing resources are available to address this need, and using these other funds helps maximize HOME funds available for higher priority rental development activities. New in 2020, HOME funding will be made available for tenant based rental assistance for non-special needs households. HOME TBRA funding has previously only been available for special needs households through HOME's partnership with the SC Department of Mental Health. HOME will also continue to provide short term rental assistance in the form of security deposits. 100% of NHTF funds address rental development. For 2020, NHTF Rehabilitation Standards are included in this Plan, and if approved, NHTF funding will be available for rehabilitation rental projects. Otherwise, only HOME

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Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

AP-25 Allocation Priorities

funding will be available. This Method of Distribution will directly impact priority needs and help accomplish goals and objectives.

HOPWA

DHEC allocates funding for TBRA, Facility based Supportive Housing, STMURU, 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 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.

HOME and NHTF

SC Housing develops annual applications in support of providers who conduct activities to address the priority needs and specific objectives as described in this plan. HOME and NHTF 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. Each year, funds are made available for some or all of the priority activities identified in the Strategic Plan, as indicated in the HOME and NHTF Method of Distribution sections and program documents that be found on the State Housing website at www.schousing.com. Specific activities to be undertaken by HOME and/or NHTF recipients of funds are subject to the projects represented by applications received and program funding award decisions.

2020 South Carolina Annual Action Plan

Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

AP-25 Allocation Priorities

ESG

The Emergency Solutions Grant Program plans to distribute its regular ESG funds, after program admin and HMIS, as follows: Shelter/Street Outreach 60%, Homeless Prevention/Rapid Rehousing 40%. Program admin is 7.5% of the total and HMIS is 10%. Actual amounts may differ once all applications are received and scored, but shelter will not exceed 60%.

ESG-CV funds will also be distributed for shelter/street outreach and homeless prevention/rapid re-housing and ESG estimates the distribution of funding will be comparable to regular funding but more evenly split. Distribution is estimated at 50% for shelter/outreach and 50% for prevention/re-housing. Actual distribution of funding for activities will not be known until after proposals and budgets are received from applicants for ESG-CV funding.

HOPWA

DHEC serves all areas of the state except the two areas that are HOPWA entitlement communities (Columbia, Charleston and Greenville) and the counties that fall in North Carolina and Georgia HOPWA entitlement communities. 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 includes case management and transportation.

DHEC will distribute the supplemental HOPWA-CV funds to current HOPWA Project Sponsors, which are regional Ryan White Part B Service Providers, eligible non-profit organizations and/or local health departments that assist persons with HIV/AIDS. HOPWA-CV funding for each activity is based on the allocation of HOPWA-CV funding to sponsors, as follows:

- AID Upstate: \$4,063
- AID Upstate (Facility): \$40,205
- Beaufort Jasper Hampton Comprehensive Health Services, Inc: \$34,194
- CARETEAM Plus: \$65,008
- Hope Health Aiken: \$62,56
- Hope Health Florence: \$65,152
- Hope Health Orangeburg: \$24,270
- Piedmont Care: \$37,106
- Tandem Health: \$6,587
- DHEC Pee Dee Region/The Cooperative Ministry: \$37,789
- University of South Carolina: \$4,746
- Upper Savannah Care Services: \$12,513

AP-30 Methods of Distribution

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 five formula grant programs, CDBG, HOME, NHTF, ESG and HOPWA, each year.

Method of Distribution also refers to each Program’s plan for distributing CDBG-CV, ESG-CV and HOPWA-CV funding. Note that this substantial amendment to the Consolidated Plan and 2020 Action Plan reflects only ESG-CV and HOPWA-CV. A second substantial amendment will provide the CDBG-CV Method of Distribution.

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. Program regulations also allow for a specified amount, typically a percentage of the total allocation, to be set aside for state or local recipient administration and other eligible activities, such as ESG HMIS administration, that do not directly contribute to accomplishments that will be reported in the performance report, but rather facilitate program delivery and accomplishment of goals. Compliance with applicable program caps and regulations is also addressed in the sections below.

- CDBG, HOME, and NHTF have established programs for 2020 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 Method of Distribution and annual plan, along with scoring criteria applicable to the competitive programs and any other criteria used to select projects for funding. Homeownership is no longer eligible for HOME funding. However in 2020, HOME funds will be available for non-special needs TBRA, and HOME and NHTF funding will be available for rehab of existing affordable housing units. This is in addition to continued HOME funding for new construction of rental units and short term rental assistance in the form of security deposits. (Note that NHTF Rehabilitation Standards are included as an attachment to this plan.)
- ESG makes funds available through one competitive funding round each year and will do so again this year to distribute the 2020 allocation. Eligible nonprofits in the state may operate homeless shelters, transitional housing, homeless services programs, street outreach 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 Emergency Solutions Program. Funding decisions are based on prior performance, applicant capacity, financial capacity, the proposed

AP-30 Methods of Distribution

project, and other factors, as described in the ESG Method of Distribution and program documents that can be downloaded from the program's website.

- 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.

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

State Program Name: Community Development Block Grant

| | |
|---|---|
| State Program Name: | Community Development Block Grant Program |
| Funding Sources: | CDBG |
| Describe the state program addressed by the Method of Distribution. | <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> |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>For most Community Development Programs, the State scores applications against other applications submitted for 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> <p>The Selection Criteria are 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 ranked scores are calculated and also assigned 1 to 3 points, where 3 is the best. The point assignment is multiplied by the weight of each criterion to obtain a score. There is a maximum score of 300 points.</p> <p>Bonus points are added to the total score, where appropriate. For 2020, projects located in an Opportunity Zone will receive 10 bonus points.</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

State Program Name: Community Development Block Grant

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|-----------------------------------|--|
| <p>State Program Name:</p> | <p>Community Development Block Grant Program</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 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.</p> <p><u>Community Development Ready to Go Program</u></p> <p>For the Ready to Go Program, all required project activities leading up to bidding must be complete prior to submission of an application including but not limited to: project design, environmental review, acquisition and permits. Applications are considered for award once all application documentation has been received, and projects are reviewed using the non comparative scoring factors listed above for the competitive Community Development Programs. The project must obtain a minimum score of 150 points to be considered eligible for funding. In the event there are more eligible applications submitted during the same time than funds available, the highest scoring eligible projects will be funded.</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

State Program Name: Community Development Block Grant

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| State Program Name: | Community Development Block Grant Program |
| | <p><u>Business Development Program</u></p> <p>Applications for Business Development grants may be requested at any time, and Grants Administration may issue commitments at any time for project funding contingent upon receipt of an acceptable written commitment from the business (if job creation or retention is involved), acceptable application information, compliance with CDBG program guidelines and HUD regulations, and availability of program funding. Applications are considered for award once all application documentation has been received and are reviewed for completeness and compliance with Program requirements and applicable HUD regulations. The following factors are also considered in making a funding decision: Market conditions or need for the project, economic impact, leveraging, and viability and level of public risk.</p> |
| If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG Only) | <p>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 https://www.cdbgSC.com website. These include the CDBG Program Description, CDBG Application Guidelines and CDBG Implementation Manual, as well as other information helpful to potential applicants. Application request forms can also be found on the website.</p> <p>Note that both the CDBG Program Description and Application Guidelines define and describe all scoring criteria and provide a more in-depth discussion of application requirements and how each type of CDBG application will be reviewed.</p> |
| Describe how resources will be allocated among funding categories. | <p>The State will receive a 2020 CDBG allocation of \$21,201,972. The State plans the following distribution:</p> <ul style="list-style-type: none"> • Community Infrastructure - \$12,765,914 • Community Enrichment - \$3,000,000 • Neighborhood Revitalization - \$1,000,000 • Special Projects - \$600,000 • Ready to Go - \$600,000 • Business Development - \$2,000,000 • Regional Planning - \$500,000 • State Administration - \$524,039* • State Technical Assistance - \$212,019* |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

State Program Name: Community Development Block Grant

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|--|---|
| State Program Name: | Community Development Block Grant Program |
| | <p>Note that for AP-20 Goals funding and AP-25 Allocation Priorities percentage calculations, Special Projects and Ready to Go have been included with Community Infrastructure.</p> <p>* The amount for State Administration is equal to the allowable amount, or 2% of the annual allocation plus \$100,000, and all but the additional \$100,000 will be matched by state funds. The amount for Technical Assistance is also equal to the allowable amount, or 1% of the annual allocation.</p> |
| Describe threshold factors and grant size limits. | <p><u>Grant Maximums:</u></p> <p>CDBG grant maximums and minimums have been established for each Program:</p> <ul style="list-style-type: none"> • Community Infrastructure - \$750,000* maximum, \$50,000 minimum • Community Enrichment - \$750,000 streetscape projects/\$500,000 maximum otherwise, \$50,000 minimum • Neighborhood Revitalization - \$750,000 for projects that include infrastructure/\$500,000 otherwise, \$50,000 minimum • Special Projects - \$200,000 maximum and \$50,000 minimum • Ready to Go - \$500,000 maximum*, \$50,000 minimum • Economic Development - \$10,000 per job maximum and \$50,000 minimum • Regional Planning - \$50,000 <p>* Waivers of the grant maximum will be considered based on whether the project addresses an urgent and compelling need or proposes a regional solution or system-wide improvements (i.e., treatment plant), as well as the extent of leveraging and a reasonable CDBG cost (generally \$10,000 per household or less). A written request explaining the rationale for a waiver of the grant maximum must be submitted for consideration along with the application.</p> <p>The grant award limits for all categories 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><u>Threshold</u></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</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

State Program Name: Community Development Block Grant

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|--|---|
| State Program Name: | Community Development Block Grant Program |
| | <p>(excluding Business Development or Regional Planning grants). However, the open grants must not have exceeded a 30 month grant period.</p> <p>Additionally, a grantee may only have one open Neighborhood Revitalization or streetscape project.</p> <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 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"> • There is an urgent or compelling need for immediate assistance, such as an imminent health threat to the public, or • It is determined that lack of performance on an open grant is due to unavoidable circumstances or conditions beyond the control of the local government. If problems are determined to be administrative, the local government may be allowed to apply if a different grant administrator is responsible for the new application/project. <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> |
| What are the outcome measures expected as a result of the method of distribution? | <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> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

State Program Name: Community Development Block Grant

Questions not applicable to CDBG, and thus without responses in the CDBG Method of Distribution section:

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)

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- ESG

| | |
|---|---|
| State Program Name: | Emergency Solutions Grant Program |
| Funding Sources: | ESG |
| Describe the state program addressed by the Method of Distribution. | The Emergency Solutions Grant program provides funding to: engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families and provide funding to help operate these shelters, provide essential services to shelter residents and outreach to unsheltered homeless, rapidly rehouse homeless individuals and families, and prevent families/individuals from becoming homeless. |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>The Emergency Solutions Grant Program can award a total of 230 total points to applicants, for a variety of criteria including prior performance, applicant capacity, financial capacity, the proposed project, and other factors. Points will be awarded as follows:</p> <ul style="list-style-type: none"> • Up to 80 points based on the applicant’s prior year performance • Up to 40 points based on applicant capacity • Up to 60 points based on financial capacity • Up to 40 points for the proposed project • Up to 10 points for other factors* <p>* Other factors are unique to each project</p> |
| 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) | <p>Although states can award ESG Program funding to various recipient types, including non-profits and local governments. the South Carolina ESG Program has opted to award funding only to non-profit organizations. All 501(c)3 non-profits registered in the state of South Carolina are eligible to apply.</p> <p>ESG holds an annual Request for Application Workshop to discuss the new year’s funding opportunities. Past recipients are invited to attend, along with new organizations that have expressed interest in the program throughout the year. The purpose of the Workshop is to introduce potential applications to the ESG Program, explain the basic rules and requirements of the Program, and provide information on how to apply and the deadline for doing so. After applications are received in April, a panel of three Program staff review all applications received and score them on a scale of 0 to 230. Since 2018, applications are also ranked against applications received from other organizations within the local Continuum of Care region, and then funding decisions are made by the Program Management (currently the Director of the Office of Economic Opportunity, which administers the ESG Program). This is a change over prior years, when applications received were ranked as a whole, rather than by region.</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- ESG

| | |
|--|---|
| State Program Name: | Emergency Solutions Grant Program |
| Describe how resources will be allocated among funding categories. | <p>ESG will receive a 2020 allocation of \$2,536,297. No supplemental funding is expected from additional sources, such as Continuum 501. ESG plans percentage allocations, after program admin and HMIS, as follows: Shelter/Street Outreach 60%, Homeless Prevention/Rapid Rehousing 40%. Program admin is 7.5% of the total and HMIS is 10%. Actual percentages may differ once all applications are received and scored, but shelter will not exceed 60%.</p> <p>Using these percentages, the 2020 funding will be distributed this way:</p> <ul style="list-style-type: none"> • Shelter, Services & Outreach - \$1,255,467 • Homeless Prevention and Rapid Re-housing - \$836,979 (Homeless prevention - \$313,469, Re-housing - \$523,520) • HMIS - \$253,629 • State Program Admin (7.5% of the total allocation) - \$190,222 |
| Describe threshold factors and grant size limits. | <p>There are no threshold factors for the Emergency Solutions Grant Program.</p> <p>The maximum award amount is \$350,000, but in recent years, funding limitations have prevented the Program from issuing maximum awards. Instead, ESG strives to fund as many recipients as possible and to distribute funding throughout the state.</p> |
| What are the outcome measures expected as a result of the method of distribution? | <p>Applicants for ESG funds identify measures of success and expected outcomes in their application. These must help achieve one or more ESG objectives, including street outreach to unsheltered homeless individuals and families, providing emergency shelter or essential services for individuals and families who have become homeless, rapidly rehousing individuals and families to shorten their episode of homelessness, and preventing homelessness for families and individuals at risk of becoming homeless.</p> <p>Actual proposed outcomes are refined after awards are announced, to reflect funds that will actually be available as a result of the amount awarded.</p> |

Questions not applicable to ESG, and thus without responses in the ESG Method of Distribution section:

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)

2020 South Carolina Annual Action Plan

Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- ESG-CV

| | |
|---|--|
| State Program Name: | Emergency Solutions Grant Program CARES Act Program |
| Funding Sources: | ESG-CV |
| Describe the state program addressed by the Method of Distribution. | <p>The Emergency Solutions Grant program provides funding to: engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families and provide funding to help operate these shelters, provide essential services to shelter residents and outreach to unsheltered homeless, rapidly rehouse homeless individuals and families, and prevent families/individuals from becoming homeless.</p> <p>The ESG-CV program will provide funding for the same activities.</p> |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>Applicants will submit proposals indicating how much CARES Act ESG-CV funding they are requesting and provide a budget for eligible activities.</p> <p>Applicant eligibility and capacity to carry out activities will be reviewed, and grant recipients will be selected. Available ESG-CV funding will be divided evenly amongst the Continuum of Care regions and allocated to approved recipients serving that region on a prorata basis, based on their budget and total ESG-CV funding request.</p> |
| 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) | <p>All eligible recipient types may request ESG-CV funding, including non-profits and local governments. Applicants will submit proposals indicating how much CARES Act ESG-CV funding they are requesting and provide a budget for eligible activities.</p> <p>Applicant eligibility and capacity to carry out activities will be reviewed, and grant recipients will be selected. Available ESG-CV funding will be divided evenly amongst the Continuum of Care regions and allocated to approved recipients serving that region on a prorata basis, based on their budget and total ESG-CV funding request.</p> |
| Describe how resources will be allocated among funding categories. | <p>ESG-CV funding is \$8,745,852. ESG does not plan any specific percentage allocation as is used for the regular ESG program. However, ESG estimates that the funding distribution will be comparable to regular ESG funds but split more evenly: Shelter/Street Outreach 50%, Homeless Prevention/Rapid Rehousing 50%.</p> <p>Program admin is 10%.</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- ESG-CV

| | |
|--|---|
| State Program Name: | Emergency Solutions Grant Program CARES Act Program |
| | <p>Using these percentages, the ESG-CV funding is estimated as follows:</p> <ul style="list-style-type: none"> • Shelter, Services & Outreach - \$3,935,634 • Homeless Prevention and Rapid Re-housing - \$3,935,633 • State Program Admin (8% of the total allocation) - \$ 874,585 |
| Describe threshold factors and grant size limits. | <p>There are no threshold factors for the Emergency Solutions Grant ESG-CV Program.</p> <p>There is no maximum award amount for ESG-CV.</p> |
| What are the outcome measures expected as a result of the method of distribution? | <p>Recipients of ESG-CV funds will identify measures of success and expected outcomes. Activities must help prevent, prepare for and respond to the coronavirus pandemic as it relates to the homeless community and those at risk of becoming homeless. Activities will also achieve one or more ESG objectives, including street outreach to unsheltered homeless individuals and families, providing emergency shelter or essential services for individuals and families who have become homeless, rapidly rehousing individuals and families to shorten their episode of homelessness, and preventing homelessness for families and individuals at risk of becoming homeless.</p> <p>Actual proposed outcomes will reflect funds that will actually be available as a result of the ESG-CV amount awarded.</p> |

Questions not applicable to ESG-CV, and thus without responses in the ESG-CV Method of Distribution section:

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA

| | |
|--|---|
| State Program Name: | Housing Opportunities for Persons with HIV/AIDS (HOPWA) |
| Funding Sources: | HOPWA |
| Describe the state program addressed by the Method of Distribution. | Dependent on availability of funding, the SC Department of Health & Environmental Control (DHEC) allocates HOPWA funds to TBRA and 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. |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>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. Within the application process, applicants must describe how they will serve all counties in their 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.</p> <p>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.</p> |
| Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only) | <p>DHEC distributes HOPWA funds to Project Sponsors, which are typically regional Ryan White Part B Service Providers, eligible non-profit organizations and/or local health departments that assist persons with HIV/AIDS. Grass-roots faith based organizations and other community-based organizations are eligible to apply.</p> <p>Project Sponsors for STRMU, PHP, Supportive Services, and referral to TBRA are awarded through a competitive Request for Grant Application (RFGA) process. The RFGA process is also used to award the statewide TBRA and Facility Based Housing contracts.</p> <p>All 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. All providers known by DHEC to be serving people living with HIV/AIDS are contacted regarding the release of the RFGA.</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</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA

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| | <p>agreements are made with the awarded entity. These contracts typically run for 3 years.</p> |
| <p>Describe how resources will be allocated among funding categories.</p> | <p>DHEC allocates funding for TBRA based on current utilization of the program and availability of funding.</p> <p>Operating costs for Facility Based Supportive Housing are established 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 HIV prevalence rates by county, to Project Sponsors that provide 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.</p> <p>For Program Year 2020, HOPWA will receive \$2,321,805. Combined with \$150,000 in prior year resources, HOPWA will have \$2,471,805 for 2020, which yields the distribution amongst services outlined below, after allocation to counties based on HIV prevalence and Project Sponsor allocations amongst services.</p> <ul style="list-style-type: none"> • Operating Costs for Facility Based Housing - \$176,700 • TBRA - \$813,750 • STRMU - \$575,804 • Supportive Services (including Permanent Housing Placement) - \$671,252 • Sponsor Admin - \$164,645 • State Program Admin - \$69,654 |
| <p>Describe threshold factors and grant size limits.</p> | <p>The TBRA Project Sponsor maximum annual award is \$600,000.</p> <p>The maximum annual award for Facility Based Supportive Services Operating costs is \$190,000.</p> <p>Project Sponsor awards are dependent upon the HOPWA award amount, but range from \$5,000 to \$156,000. The award is based on the prevalence of HIV/AIDS in the Project Sponsor service area.</p> |
| <p>What are the outcome measures expected as a result of the</p> | <p>The primary objective of DHEC’s statewide HOPWA program is to keep People Living with HIV/AIDS (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> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA

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| method of distribution? | <p>HOPWA measures outcomes in terms of the numbers of clients served with TBRA, households provided with permanent housing placement, households provided with supportive services such as case management, employment assistance, transportation, and alcohol and drug abuse services, and the number of households residing in units supported with HOPWA operating funds.</p> <p>Other outcome measures for TBRA and STRMU services are housing stability and temporary stability with reduced risk of homelessness. For supportive services, HOPWA measures the percentage of clients served who receive support for stable housing, as well as the percentage that have access to support, access to health care, and who have a source of income.</p> |
|--------------------------------|---|

Questions not applicable to HOPWA, and thus without responses in the HOPWA Method of Distribution section:

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)

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)

Discussion:

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA-CV

CARES Act Substantial Amendment to the 2020 Action Plan HOPWA-CV

These one-time Supplemental funds provided under the CARES Act are to be used as additional funding to "maintain operations and for rental assistance, supportive services, and other necessary actions, to prevent, prepare for, and respond to COVID-19."

These HOPWA COVID-19 Supplemental funds will be used to provide eligible HOPWA activities identified at 24 CFR Part 574 in a manner that addresses the needs of each grantee community related to COVID-19 preparedness and response. Expenditures must be directly related to the COVID-19 crisis.

In addition to STMRU, Facility-Based Operating Costs, Supportive Services, all of which have been previously funded with HOPWA funds, the CARES Act funds may be used to self-isolate, quarantine, or provide other coronavirus infection control services as recommended by the CDC for people with HIV and household members not living with HIV/AIDS. This may be accomplished through relocation services including lodging at hotels, motels, or other locations categorized by the service Transitional/Short Term Housing Subsidy Assistance. This new service category Transitional/Short Term Housing Subsidy Assistance is added to the Con Plan through this Con Plan amendment. The service will be funded with the CARES Act Funds and will be used to include lodging at hotels/motels or other locations for infection control measures.

COVID19 HOPWA Activities (examples):

| Activities | Categories |
|---|--------------------------------------|
| Assisting HOPWA eligible households in accessing essential services and supplies such as food, water, medications, medical care, and information | Supportive Services: Case Management |
| Educating assisted households on ways to reduce the risk of getting sick or spreading infectious diseases such as COVID-19 to others | Supportive Services: Case Management |
| Providing transportation services for eligible households, including costs for privately owned vehicle transportation when needed, to access medical care, supplies, and food or to commute to places of employment | Supportive Services: Transportation |
| Providing nutrition services for eligible households in the form of food banks, groceries, and meal deliveries | Supportive Services: Nutrition |

2020 South Carolina Annual Action Plan

Substantial Amendment for CARES Act ESG-CV and HOPWA-CV

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA-CV

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| Providing lodging at hotels, motels, or other locations to quarantine HOPWA-eligible persons or their household members | Transitional/Short Term Housing Subsidy Assistance |
| Providing short-term rent, mortgage, and utility (STRMU) assistance payments to prevent homelessness of a tenant or mortgagor of a dwelling for a period of up to 24 months | STRMU |

Method of Distribution:

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| State Program Name: | Housing Opportunities for Persons with HIV/AIDS (HOPWA) Funding for Response to the Coronavirus |
| Funding Sources: | HOPWA-CV under CARES Act |
| Describe the state program addressed by the Method of Distribution. | <p>The SC Department of Health & Environmental Control (DHEC) will receive supplemental funding under the CARES Act are to be used by HOPWA grantees as additional funding to maintain operations and for rental assistance, supportive services, and other necessary actions, to prevent, prepare for, and respond to coronavirus.</p> <p>DHEC is allocating HOPWA-CV funds to Permanent Housing Facility operating costs necessary to continue current operations. And to a current Supportive Services only provider. Remaining funds are allocated through a formula based on prevalence by county and allocated to Project Sponsors for providing STRMU, Supportive Services (including Permanent Housing Placement), and Transitional/Short-Term Housing Subsidy Assistance. The allocation for each of these services is to be determined by each Project Sponsor based on local needs and critical actions needed to prevent, prepare for, and respond to COVID-19 for people living with HIV/AIDS and their families.</p> |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | HOPWA-CV funds will be distributed to existing HOPWA Project Sponsors, thereby ensuring that every county in the state's jurisdiction also has access to HOPWA-CV funds. |
| Identify the method of selecting project sponsors (including providing full access to | DHEC will distribute the supplemental HOPWA-CV funds to current HOPWA Project Sponsors, which are regional Ryan White Part B Service Providers, eligible non-profit organizations and/or local health departments that assist persons with HIV/AIDS. Project Sponsors for STRMU, Supportive Services, Transitional/Short Term Housing Subsidy Assistance, and referral to TBRA will be awarded funds on a formula basis, after allocations of supplemental HOPWA-CV funding to current providers of permanent facility-based housing operations and supportive services only. |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA-CV

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| <p>grassroots faith-based and other community-based organizations). (HOPWA only)</p> | |
| <p>Describe how resources will be allocated among funding categories.</p> | <p>While TBRA services will not be provided with HOPWA-CV funds, clients are all case-managed through local HOPWA Project Sponsors, therefore HOPWA-CV services will be available to clients served with TBRA.</p> <p>Operating costs for Facility-Based Supportive Housing are established by DHEC based on the reasonable needs of the program and historical costs to operate the facility. Funds allocated to the supportive services only Project Sponsor are determined by the percentage of regular HOPWA award.</p> <p>Remaining funds are allocated through a formula based on HIV prevalence rates by county, to Project Sponsors that provide STRMU and Supportive Services (including PHP). The allocation for each of these services is determined by the Project Sponsor annually based on local needs.</p> <p>Under the CARES Act, DHEC will receive \$337,889 in HOPWA-CV funding. Although the CARES Act allows up to 6% for state administration, DHEC will not be setting aside any HOPWA-CV funding for state administration.</p> <p>After the set-aside of \$__0__ for state admin, all funds are allocated based on a proportion of 2020 HOPWA funding allocation, which is based on historical need and HIV prevalence rate for the counties in the Project Sponsor service area. Project Sponsor will be allocated the following amounts:</p> <ul style="list-style-type: none"> • AID Upstate: \$4,063 • AID Upstate: \$40,205 (including \$24,000 for Facility-Based Housing Operations) • Beaufort Jasper Hampton Comprehensive Health Services, Inc: \$34,194 • CARETEAM Plus: \$65,008 • Hope Health Aiken: \$6,256 • Hope Health Florence: \$65,152 • Hope Health Orangeburg: \$24,270 • Piedmont Care: \$37,106 • Tandem Health: \$6,587 • DHEC Pee Dee Region/The Cooperative Ministry: \$37,789 • University of South Carolina: \$4,746 • Upper Savannah Care Services: \$12,513 • Sponsor Admin - 10% (included in amounts above) ** <p>** Note that the sponsor admin amount, which totals \$337,889, is not included in estimated goal funding on AP- or in the calculation of percentages for Allocation Priorities AP.</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA-CV

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| | <p>Goal funding is an estimate of what actual Sponsor budgets will reflect, excluding the 10% sponsor admin, as follows:</p> <ul style="list-style-type: none"> • Facility-based housing operations - \$24,000 • STRMU - \$139,316 • Transitional Housing Subsidy - \$47,014 • Supportive Services - \$93,770 • Sponsor Admin - \$337,889 <p>Project sponsors may use additional HOPWA-CV funding for critical actions needed to prevent, prepare for, and respond to COVID-19 for people living with HIV/AIDs and their families. These may include assisting HOPWA eligible households in accessing essential services and supplies such as food, water, medications, medical care, and information; educating assisted households on ways to reduce the risk of getting sick or spreading infectious diseases such as COVID-19 and others; providing transportation services, providing nutrition services, providing lodging at hotels, motels, or other locations to quarantine HOPWA-eligible persons or their household members, providing short-term rent, mortgage, utility (STRMU) assistance payments to prevent homelessness for a period of up to 24 months; costs related to infection control measures such as cleaning and disinfectant supplies, gloves, and other safety-related supplies for staff and assisted households.</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>See the above Project Sponsor allocations. The award amounts will range from \$5,063 to \$65,152. The award is based on the prevalence of HIV/AIDs in the Project Sponsor service area.</p> <p>The award for the Sponsor that will receive funds for Facility-Based Operating Costs and Supportive Services is \$40,205, including \$24,000 for facility-based operations.</p> |
| <p>What are the outcome measures expected as a result of the method of distribution?</p> | <p>The primary objective of DHEC’s regular statewide HOPWA program is to keep People Living with HIV/AIDs (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. The primary objective of HOPWA-CV funding is to maintain operations and for rental assistance, supportive services, and other necessary actions to prevent, prepare for and respond to COVID-19. DHEC will measure outcomes for HOPWA-CV in terms of the numbers of households provided with STRMU and supportive services such as (list of HOPWA-CV eligible supportive services), and the number of households residing in permanent and transitional units supported with HOPWA.</p> |

COVID19 HOPWA GOALS:

| HOPWA GOALS | |
|--|----------|
| Short-term rent, mortgage and utility assistance to prevent an individual or family homelessness | Goal: 50 |
| Tenant-based rental assistance | Goal: 0 |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA-CV

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| Units provided in housing facilities that are being developed, leased or operated | Goal: 5 |
| Supportive Services for People with HIV/AIDs (<u>Including PHP</u>) | Goal: 150 (15 for <u>PHP</u>) |
| Transitional/Short-Term Housing Subsidy Assistance (Hotel/Motel) | Goal: 20 |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| Funding Sources: | HOME |
| Describe the state program addressed by the Method of Distribution. | HOME funding will be made available through a competitive process by which the highest scoring applications submitted during an annual funding cycle will be awarded. South Carolina will not distribute HOME Investment Partnerships Program funds through subgrantees. |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. (continued) | <p>Points will be awarded as outlined in this section. Both positive and negative points may be assessed.</p> <p><u>Performance Issues - Authority Programs</u></p> <p>Negative points will be assessed on the Applicant’s previous performance with any of the Authority’s Programs.</p> <ol style="list-style-type: none"> 1. Applicant was suspended from participating in any Authority program, at any point in time, regardless of whether or not the suspension has been lifted. -15 Points 2. Awarded funds were de-obligated or rescinded by the Authority for lack of progress or an inability to complete the project. Negative points will not be assessed for de-obligated/rescinded funds when issues regarding a project progressing were beyond an awardee’s control as determined by the Authority. -10 Points 3. Applicant took more than 42 months to complete an awarded HOME or NHTF project. -10 Points <p><u>Evaluation of New Construction Applications</u></p> <p><u>Positive Site Characteristics</u></p> <p>Applications may be awarded up to 25 points for positive site characteristics. If all units of a proposed site are located in a tract with no life expectancy data, the total score for all other items will be multiplied by 1.25 to ensure a possible total of 25 points.</p> <ol style="list-style-type: none"> 1. Up to 5 points based on the median household income of the census tract in which the project is situated (if in multiple tracts, the one with a plurality of units) relative to its county according to data from 2014-2018 American Community Survey Five-Year Estimates. <p>Points will be awarded as follows:</p> <ul style="list-style-type: none"> • 5 points if the median household income of the tract is 125.0 percent of the median household income of the county or more, rounded to the nearest tenth of a percentage point • 4 points if this ratio is between 115.0 and 124.9 percent • 3 points if this ratio is between 105.0 and 114.9 percent • 2 points if this ratio is between 95.0 and 104.9 percent • 1 point if this ratio is between 85.0 and 94.9 percent |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>2. Up to 5 points based on the average life expectancy of residents in the census tract (if in multiple tracts, the one with a plurality of units) based on data from the U.S. Small-Area Life Expectancy Estimates Project as reported by the Centers for Disease Control and Prevention.</p> <p>Points will be awarded as follows:</p> <ul style="list-style-type: none"> • 5 points where life expectancy is 85.0 years or more • 4 points for 82.5 to 84.9 years • 3 points for 80.0 to 82.4 years • 2 points for 77.5 to 79.9 years • 1 point for 75.0 to 77.4 years <p>3. 5 points for all units being located within a Qualified Opportunity Zone (QOZ).</p> <p>4. 5 points for all units <u>not</u> being located in a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as defined by the U.S. Department of Housing and Urban Development.</p> <p>5. Up to 5 points based on the number of jobs paying between \$1,251 and \$3,333 per month in a two-mile radius. Data from the Longitudinal Employment Household Dynamics (LEHD) database will be used as displayed in the U.S. Census Bureau’s OnTheMap tool. Points will be awarded as follows:</p> <ul style="list-style-type: none"> • 5 points for at least 5,000 jobs. • 4 points for 4,000 to 4,999 jobs. • 3 points for 3,000 to 3,999 jobs. • 2 points for 2,000 to 2,999 jobs. • 1 point for 1,000 to 1,999 jobs. <p><u>Negative Site Characteristics:</u></p> <p>For the detrimental characteristics below, the distance is the shortest straight line from the closest site boundary to the closest boundary line of the detrimental characteristic. When a detrimental site characteristic is located on a parcel shared by multiple businesses, the measurement is to the parcel boundary line. The determination is as of the time of the site visit and may include characteristics under construction.</p> <ol style="list-style-type: none"> 1. 1 point deducted for each instance of a site within: <ol style="list-style-type: none"> a. five hundred (500) feet of an easement containing an electric substation, whether it is active or inactive b. one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant c. one-half (1/2) mile of a treatment, storage, or disposal facility for hazardous wastes, an active or inactive solid waste disposal facility and/or solid waste transfer facility d. one-quarter (1/4) mile of a sewage treatment plant e. one-quarter (1/4) mile of any jail, prison, detention center or correctional facility (not including a temporary holding facility). 2. 2 points deducted where any portion of the site contains or permits any easements for overhead electric power lines and/or such electric power lines encumber the site. The loss of points will not apply if: |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>a. the lines are used for the distribution of electric service for other unrelated properties and located within 25 feet of the perimeter of the site so long as no portion of any building or proposed building is beneath such power lines, or</p> <p>b. the application includes documentation from the utility provider stating all power lines will be underground.</p> <p>3. 3 points deducted for each instance of a site within:</p> <p>a. five hundred (500) feet of any commercial junkyard or salvage yard; trash heap, landfill, dump pile, or other eyesore</p> <p>b. five hundred (500) feet of a pipeline(s) (excluding low pressure natural gas distribution lines, water and sewer lines)</p> <p>c. one-quarter (1/4) mile of adult video/entertainment clubs and stores</p> <p>d. one-quarter (1/4) mile of an operating industrial facility including but not limited to: steel manufacturers, oil refineries, ports, chemical plants, plastic manufacturers, automotive and engine parts manufacturers and food processing plants.</p> <p><u>Affordable Housing Shortage:</u></p> <p>A total of 30 points may be awarded based on the local shortage of affordable housing.</p> <p>1. Up to 20 points for projects based on the shortage of affordable housing by county, as shown in Exhibit 9 of the South Carolina Housing Needs Assessment, Volume 1:</p> <p style="padding-left: 40px;">20 points for projects located in counties with fewer than 15 subsidized rental units per 100 low-income renter households. (Berkeley, Calhoun, Horry, Lexington, Pickens, Saluda)</p> <p style="padding-left: 40px;">15 points for projects located in counties with between 15 and 19 subsidized rental units per 100 low-income renter households. (Aiken, Beaufort, Charleston, Chester, Chesterfield, Colleton, Dorchester, Greenville, Greenwood, Hampton, Spartanburg, York)</p> <p style="padding-left: 40px;">10 points for projects located in counties with between 20 and 24 subsidized rental units per 100 low-income renter households. (Anderson, Cherokee, Darlington, Dillon, Fairfield, Florence, Kershaw, Lancaster, Oconee, Orangeburg, Richland, Sumter)</p> <p style="padding-left: 40px;">5 points for projects located in counties with between 25 and 29 subsidized rental units per 100 low-income renter households (Clarendon, Georgetown, Jasper, Laurens)</p> <p>2. Up to 10 points for projects located entirely within municipalities with extreme affordable housing shortages as defined below:</p> <p style="padding-left: 40px;">10 points for projects located entirely within a city/town with more than 500 low-income renter households and less than one (1) subsidized rental unit per 100 low-income renter households.</p> |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program | | | | | | | | |
| | <p>(Forest Acres, Mount Pleasant, North Myrtle Beach)</p> <p>5 points for projects located entirely within a city/town with more than 250 low-income renter households and less than ten (10) subsidized rental units per 100 low-income renter households not included in the above list. (Central, Hanahan, James Island, Simpsonville)</p> <p><u>Cost Containment:</u> Applications may be awarded up to 15 points for cost containment. Each of the following three cost categories will be measured against the average of all applications submitted.</p> <ol style="list-style-type: none"> 1. Vertical Construction Costs per Unit Vertical construction costs include all costs from the footers up. 2. Total Site Work Cost per Unit Total site work includes both on-site and off-site improvements. 3. Total Development Cost per Bedroom Land costs are included in total development costs. If the project will lease the land instead of purchasing, the appraised value of the land will be included in total development costs for purposes of this calculation. <p>Each result will be divided by the average of eligible applications, with the percentage rounded to the nearest tenth of a percentage point. Scores will be awarded in each category as follows:</p> <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">90.0% of average or less</td> <td>5 points</td> </tr> <tr> <td>90.1% to 100.0% of average</td> <td>3 points</td> </tr> <tr> <td>100.1% to 110.0% of average</td> <td>1 point</td> </tr> <tr> <td>110.1% of average or more</td> <td>0 points</td> </tr> </table> <p><u>Sustainable Building:</u> Applications will earn 5 points for committing to meet green and energy efficiency sustainable building requirements for one of the following sustainable building certifications:</p> <ol style="list-style-type: none"> 1. Enterprise’s Enterprise Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider); 2. US Green Building Council’s LEED for Homes certification program; 3. Home Innovation Research Lab’s National Green Building Standard, meeting Bronze level or higher; or 4. Southface Energy Institute and Greater Atlanta Home Builders Association’s EarthCraft certification programs, based on development type. | 90.0% of average or less | 5 points | 90.1% to 100.0% of average | 3 points | 100.1% to 110.0% of average | 1 point | 110.1% of average or more | 0 points |
| 90.0% of average or less | 5 points | | | | | | | | |
| 90.1% to 100.0% of average | 3 points | | | | | | | | |
| 100.1% to 110.0% of average | 1 point | | | | | | | | |
| 110.1% of average or more | 0 points | | | | | | | | |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>The application must include a certification from a responsible green and/or energy professional affiliated with the certifying party selected that the project will meet such requirements.</p> <p><u>Leveraging:</u> Applications may receive up to 10 points for leveraging outside funds.</p> <ol style="list-style-type: none"> 1. Applications will earn 0.2 points for each percentage point of total development cost funded through a source other than the Authority, up to a maximum of 5 points. The number of points will be rounded to two decimal places. All outside funds must be provided in the form of a grant, in-kind contribution, or equity investment. 2. Additionally, up to 5 points will be awarded for documented financial support from a city, county, or other local government. Funding may be appropriated directly by a public entity and/or awarded by a non-profit organization financially supported by a local government, such as a local housing trust fund. In-kind contributions will be evaluated at fair market value. Applications will earn points based on the total amount or value of support committee per low-income unit: <ul style="list-style-type: none"> • 5 points for \$10,000 or more • 4 points for \$7,001 to \$9,999 • 3 points for \$5,001 to \$7,000 • 2 points for \$3,001 to \$5,000 • 1 point for \$1,000 to \$3,000 <p><u>Revitalization:</u> Applications citing a concerted community revitalization plan (CCRP) will receive 5 points. The application must include a copy of the plan and a narrative thoroughly explaining how the proposed development contributes to the CCRP’s specific goals in housing and other areas.</p> <p>To qualify as a CCRP the plan must:</p> <ul style="list-style-type: none"> • Have been approved by the appropriate municipal and/or county government between January 1, 2010, and December 31, 2019. • Evaluate a neighborhood or small group of contiguous neighborhoods with clearly delineated geographic boundaries. • Describe the infrastructure, economy, demographics, and trends in the community. • Identify barriers to revitalization and articulate meaningful and achievable goals for overcoming these barriers, including a timeline. • Identify housing and other activities to take place within the time period outlined and the institutional actors involved. • Enumerate the resources committed to revitalization. <p>Documents such as municipal zoning or land use plans, consolidated housing or economic development plans, short-term work plans, housing needs assessments, and planned unit developments do not qualify as CCRPs.</p> |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p><u>Mixed-Income Housing</u></p> <p>The Authority will award 10 points to applications that include market-rate rental housing units. The affordable rent-restricted units must be indistinguishable from the market rate units with respect to appearance and quality of construction, with identical access to services and amenities provided by the property. The market rate units must be evenly distributed throughout the project to the maximum extent possible, whether on a single site or scattered site. The total number of market rate units may not exceed the amounts listed on page 6 under Eligible Projects and Activities.</p> <p>Any such provisions above shall not be construed as to supersede federal or state restrictions on funding programs; Authority resources may only be used to fund the costs of units occupied by residents who have income qualified via one of the constituent funding programs.</p> <p>In total, new construction projects are eligible to receive a total of 100 points.</p> <p><u>Evaluation of Rehabilitation Applications</u></p> <p>The Authority will evaluate rehabilitation applications comparatively based on the following criteria, listed in order of importance.</p> <p>A. Preventing of the conversion of affordable units to market rate and/or the loss of government housing resources (including federal project-based rent assistance).</p> <p>B. The extent of physical distress, particularly with major systems, accessibility, and/or life, health and safety features, as informed by the Physical Needs Assessment and determined by the Authority. Failure to properly maintain the buildings will not enhance an application’s likelihood of award if a member of the current owner’s organizational structure or a related party will remain part of the new ownership.</p> <p>C. The project is within an area covered by a Concerted Community Revitalization Plan.</p> <p>D. The degree to which the project site and its surroundings support the economic empowerment of low-income households.</p> <p>Applications proposing rehabilitation will be scored out of a total of one hundred (100) possible points, to be allocated as follows:</p> <p>Criterion A (40 points): Preventing of the conversion of units to market rate and/or the loss of government housing resources (including federal project-based rent assistance).</p> <p><u>Item 1 (20 points):</u> Whether the property is or will become financially insolvent on or before December 31, 2024. This determination will be made by Authority underwriting and asset management staff. Applications will include pro forma statements and any other evidence and documentation that will support assertions that the investment is necessary. Authority staff may request any and all additional materials needed to fully evaluate financial conditions. If the actions of one or more member(s) of the ownership structure, or subsidiaries thereof, are</p> |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>determined by Authority staff to have materially contributed to the financial risks facing the property, then the application will receive zero (0) points for this item.</p> <p>Item 2 (10 points): Whether the property has existing rent restrictions due to governmental funding sources that will expire. Applications with the shortest such times will be given highest consideration. If a project has received capital financing from multiple sources, only the longest such period will be considered. If the project did not receive SC Housing funds and is not identified in the National Housing Preservation Database (NHPD), or the affordability period does not match NHPD records, a signed letter must be included from the applicable funding entity (e.g., HUD office, local government, etc.) indicating the nature and duration of rent restrictions.</p> <p>Item 3 (10 points): What is the percentage difference between the existing rents and the rents charged by market rate properties within the primary market area, as determined by the included market study/analysis? Applications with the largest such minimum rent advantages will be given highest consideration. If there is a mix of unit sizes in the property, as determined by the number of bedrooms, rent advantages should be computed separately, then aggregated using a weighted average. For example, if a project consists of eight one-bedroom units that have a minimum 40% rent advantage and twelve two-bedroom units that have a minimum 30% rent advantage, the overall minimum rent advantage would be 34%.</p> <p>Criterion B (30 points): The extent of physical distress, particularly with major systems, accessibility, and/or life, health and safety features, as informed by the Physical Needs Assessment and determined by the Authority. Failure to properly maintain the buildings will not enhance an application’s likelihood of award if a member of the current owner’s organizational structure or a related party will remain part of the new ownership.</p> <p>Note: If the actions of one or more member(s) of the proposed ownership structure, or subsidiaries thereof, are determined by Authority staff to have materially contributed to physical deficiencies facing the property, then the application will be ineligible for consideration under this criterion and receive zero (0) points for all items.</p> <p>Item 1 (15 points): What is the likelihood that the property will present a substantial risk to the life, health, safety, and/or well-being of residents on or before December 31, 2024, without the requested capital infusion? This determination will be made by Authority construction staff based on the Physical Needs Assessment. Authority staff may request any and all additional materials needed to fully evaluate physical conditions.</p> <p>Item 2 (10 points): What is the total replacement cost per unit of all systems and components that have already exceeded their estimated useful life, according to Fannie Mae tables? Applications with the highest such values will be given highest consideration. This determination will be made by Authority construction staff based on the Physical Needs Assessment. Authority staff may request any and all additional materials needed to fully evaluate physical conditions.</p> |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>Item 3 (5 points): To what extent will the proposed rehabilitation improve the accessibility of the property for persons with mobility and/or sensory impairments? Applicants are encouraged to include narratives that indicate such improvements; Authority staff may request any and all additional materials needed to fully evaluate proposed accessibility. Increases in the number of accessible units, improvements in quality of accessibility features in such units, and upgrades in accessibility throughout common areas will be considered.</p> <p>Criterion C (20 points): The project is within an area covered by a Concerted Community Revitalization Plan.</p> <p>Item 1 (10 points): All applications that submit a Concerted Community Revitalization Plan (CCRP) in which their proposed rehabilitation project is located will receive ten (10) points.</p> <p>Item 2 (10 points): To what extent does the CCRP meet the elements outlined in the funding guidelines, and how does the project contribute to these goals? This determination will be made by Authority staff based on the CCRP itself and the accompanying narrative, with a focus on the analytical rigor of the plan, the applicability of proposed solutions to the challenges identified, and contributions of local government(s) to its implementation.</p> <p>Criterion D (10 points): The degree to which the project site and its surroundings support the economic empowerment of low-income households.</p> <p>Item 1 (5 points): Projects will be evaluated based on local median household income as described in item (A)(1) of the 2020 SRDP new construction scoring criteria.</p> <p>Item 2 (5 points): Projects will be evaluated based on local employment opportunities as described in item (A)(5) of the 2020 SRDP new construction scoring criteria.</p> <p><u>Tie Breaker Criteria</u></p> <p>The following factors will be used in the order listed to break a tie.</p> <ol style="list-style-type: none"> A. If two or more projects have the same score, a supportive or transitional housing project will receive priority over standard rental housing. B. If this does not break the tie, a project in a county that has never received a Small Rental Development Program award will receive priority over one that has. C. If this does not break the tie, the project with a higher share of total development cost funded from a source other than the Authority will receive preference. D. If projects remain tied after all above tie breakers have been applied, the Authority will utilize a lottery. |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| Describe how resources will be allocated among funding categories. | <p>For 2020, the Authority will receive 2020 HOME HUD funding of \$7,235,247 and will have additional resources including \$5,800,000 in accrued program income from 2019 and funds recaptured as a result of deobligating or rescinding funds from prior year allocations. The total of \$16,360,637 will be allocated in funding categories as follows:</p> <ul style="list-style-type: none"> • Allowable set aside of ten percent (10%) for the administration of the program. Administrative funds of \$723,524 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. • The required CHDO set-aside allocation is fifteen percent (15%) which is estimated to be \$1,085,287 of the Authority’s total HOME allocation. CHDOs wanting to receive funds must comply with the established procedures contained in the 2020 Small Rental Development Program Manual for funding. The CHDO set-aside amount is included in the total amount of HOME funds set-aside for the Small Rental Development Program in the amount of \$6,887,113. HOME funds are leveraged with National Housing Trust Fund and SC Housing Trust Fund dollars in the Small Rental Development Program. • Set aside of \$8,000,000 to be used in conjunction with the Low Income Housing Tax Credit (LIHTC) Program and National Housing Trust Fund Program, as well as the SC Housing Trust Fund, to finance rental developments in an effort to maximize the state’s available resources. • Set aside of \$140,000 for TBRA Programs to be used in a partnership with the SC Dept of Mental Health and \$500,000 to fund SC Housing’s Rental Assistance Division programs. • Set aside of \$110,000 to be used for other rental assistance. |
| Describe threshold factors and grant size limits. | <p>Applications that do not meet the following minimum threshold requirements will be eliminated from further review.</p> <ol style="list-style-type: none"> 1. Financial Capacity: Each Applicant must meet a minimum financial capacity standard based on the total number of affordable rental units to be developed: <ol style="list-style-type: none"> a. 4 – 8 total units – Applicant must have a minimum net worth of \$500,000 and a minimum of \$75,000 in unrestricted liquid assets. b. 9 – 16 total units – Applicant must have a minimum net worth of \$1 million and a minimum of \$150,000 in unrestricted liquid assets. c. 17-24 total units – Applicant must have a minimum net worth of \$1.5 million and a minimum of \$200,000 in unrestricted liquid assets. d. 25-39 total units – Applicant must have a minimum net worth of \$2 million and a minimum of \$250,000 in unrestricted liquid assets. |

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Table 4 - Distribution Methods by State Program- HOME

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| <p>State Program Name:</p> | <p>HOME Investment Partnerships Program</p> <p>All organizations must provide audited financial statements. If individuals are required as financial guarantors, reviewed financial statements prepared by an independent CPA will be accepted for those individuals. The Authority reserves the right to perform an independent verification of assets. Financial statements must include a balance sheet dated on or after December 31, 2018.</p> <p>i. SC Housing defines liquid assets as cash, cash equivalents, and investments held in the name of the entities and/or persons, including cash in bank accounts, money market funds, U.S. Treasury bills, and equities traded on the New York Stock Exchange or NASDAQ. Certain cash and investments will not be considered liquid assets, including, but not limited to: 1) stock held in the Applicant’s own company or any closely held entity, 2) investments in retirement accounts, 3) cash or investments pledged as collateral for any liability, and 4) cash in property accounts including reserves.</p> <p>ii. All liquid assets must be identified in the submitted financial statement.</p> <p>iii. If no individual member of an Applicant group meets the minimum financial requirements, then members may combine assets to meet the requirements by including a combined schedule in addition to their individual statements.</p> <p>iv. SC Housing reserves the right to verify information in the financial statements and all financial capacity statements made by Applicants, lenders, accountants, and others. If false statements are found to have been made at any point in time, all entities and/or persons associated with the application will be debarred from all SC Housing programs for three (3) years.</p> <p>2. Applicants must be in good standing with all Authority and SC Housing Corporation administered programs. An <i>SRDP Application Exhibit 7 – Previous Participation Certification</i>, signed by SC Housing’s Federal Program Manager prior to application submission, must be submitted with all applications. ANY organizations, developer(s), general partner(s), or managing member(s) may be deemed not in good standing and automatically disqualified for any of the following:</p> <ol style="list-style-type: none"> a. Open investigation(s) involving federal and/or state officials alleging fraud, misuse, waste, or abuse of funding; b. Uncorrected non-compliance violations with SC Housing or SC Housing Corporation administered programs, or uncorrected breaches of agreements in conjunction with Authority or SC Housing Corporation administered programs; c. Delinquent payments owed to SC Housing, including but not limited to loan payments and compliance monitoring fees; |
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Table 4 - Distribution Methods by State Program- HOME

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| <p>State Program Name:</p> | <p>HOME Investment Partnerships Program</p> |
| | <p>d. Debarment from participation in any federal program (i.e. HUD Community Planning and Development Programs, RHS, FHLB, etc.) or any Authority administered programs (i.e. HOME, LIHTC, SC HTF, NHTF, NIP, NSP, etc.); and/or</p> <p>e. The Applicant’s development and operational history including, but not limited to: commencing construction timely, meeting Authority deadlines without extensions, and meeting other statutory or regulatory completion deadlines. For non-federal entities, this also includes findings relevant to administering or managing housing development programs that appear in the applicant’s audit conducted as required by 2 CFR Part 200, Subpart F (a.k.a. Super Circular) which have not been cleared. All Applicants must provide an SRDP Application Exhibit 22 – Audit Certification Form with the Tier I Application. Entities subject to 2 CFR Part 200, Subpart F must provide a copy of their most recent audit with the application.</p> <p>SC Housing has sole discretion in the determination of good standing and this determination it is not subject to reconsideration or appeal.</p> <p>3. Applicants who currently have HOME Program Income or CHDO Program Proceeds earned from SC Housing funded projects are not eligible to apply for additional funds until those funds have been expended or remitted to SC Housing.</p> <p>4. Eligible Applicants must demonstrate experience and capacity to develop an eligible SRDP project as evidenced by the ability to own, construct, or rehabilitate rental housing developments. Applicants must demonstrate the capacity to successfully develop the type of units being proposed in the SRDP application. Successfully developing means coordinating the development team in planning, financing and constructing a development through the receipt of Certificates of Occupancy (COs) and reaching stabilized occupancy. Applicants may use the experience of a consultant to meet these requirements. If using a consultant, the consultant must be under contract and the scope of work identified in the contract must specify the consultant’s responsibilities related to the administration of the project. The services of the consultant must be utilized for the entire development phase of the project, from application submission to placed-in-service. If using the experience of a consultant the SRDP Application Exhibit 5 – Consultant Certification must be completed and submitted with the Tier I application.</p> <p>a. Non-profit Applicants proposing 4-8 unit new construction developments must meet the following experience requirements:</p> |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <ul style="list-style-type: none"> i. If proposing single family rental homes, the applicant must have experience within the last eight years of successfully developing and operating a minimum of two single family rental homes or a minimum of one multi-family development consisting of at least five units. ii. If proposing a multi-family rental development, the applicant must have experience within the last eight years of successfully developing and operating a minimum of one multi-family development consisting of at least five units or a minimum of five single family units. <p>b. Applicants proposing 9-39 unit new construction developments must meet the following experience requirements:</p> <ul style="list-style-type: none"> i. If proposing single family rental homes, the applicant must have experience within the last eight years of successfully developing and operating a minimum of four single family rental homes or one multifamily development consisting of at least five units using at least one federal funding source. ii. If proposing multi-family rental housing, the applicant must have experience within the last eight years of successfully developing and operating a minimum of two multi-family developments of at least five units each or eight single family homes, using at least one federal funding source in each development. <p>c. Applicants proposing rehabilitation developments must meet the following experience requirements:</p> <ul style="list-style-type: none"> i. If proposing the rehabilitation of single family homes requiring lead and/or asbestos abatement, the applicant must have experience within the last eight years successfully completing the rehabilitation of and operating at least one single family home that required the abatement of lead and/or asbestos. ii. If proposing the rehabilitation of a multi-family development requiring lead and/or asbestos abatement, the applicant must have experience within the last eight years of successfully completing the rehabilitation of and operating at least one multi-family development of at least five units that required the abatement of lead and/or asbestos. iii. If proposing the rehabilitation of single family or multi-family developments that require the permanent relocation of tenants, the applicant must have experience within the last eight years of successfully administering the permanent relocation of tenants in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) 49 CFR Part 24 and Section 104(d) 24 CFR Part 42 regulations. |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>d. Applications proposing the redevelopment of NSP land banked properties must meet the following experience requirements:</p> <ul style="list-style-type: none"> i. If the applicant will retain ownership of the property during construction and throughout the duration of the affordability period, the applicant must have successfully completed the new construction of at least one single family rental home within the last eight years; ii. If the applicant proposes to transfer the property to another entity for redevelopment and ownership during the affordability period, the proposed entity must meet all requirements stated in the Eligible Applicants section of this manual located on page 7, and must have successfully completed the development and operation of at least one single family rental home using at least one federal funding source. <p>5. In order to be eligible to participate in the 2020 SRDP application cycle, previous HOME and NHTF awardees and their principals must have met the below deadlines. An <i>SRDP Application Exhibit 7 – Previous Participation Certification</i>, signed by SC Housing's Federal Program Manager confirming percentages complete, must be submitted with ALL applications.</p> <ul style="list-style-type: none"> a. All 2016 and prior projects must be officially closed out (see “project completion” definition) on or before April 15, 2020. b. All 2017 projects must have 75% construction completed on or before April 15, 2020, as evidenced by a completed SC Housing Inspection. c. 2018 projects must have completed the environmental review process, have SC Housing approval for final plans and specifications, and be in compliance with the HOME & NHTF Funding Agreements, Exhibit A – Implementation Schedule as of April 15, 2020. <p>6. Applicants that are related entities, principals, and/or individuals and are applying for funds are only eligible to apply for two (2) SRDP awards and may only be allocated one (1) SRDP award. For purposes of this section, SC Housing may determine that a person or entity not listed in an application is a related entity, principal and/or individual based on its relationship with the applicant organization in previously awarded projects and other common interests. At the discretion of SC Housing, if funding remains available after each applicant organization has the opportunity to be allocated at least (1) SRDP award for a qualified application, an organization’s second application may be considered for allocation. The allocation of a second award will be determined by the applicant’s developmental and operational history and the geographic distribution of awards.</p> |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>7. A Phase I Environmental Site Assessment report must be submitted for each site with the Tier II application. A combined report may be submitted if the proposal is for a scattered site project. If the Phase I indicates that there are environmental issues found on, within, or adjacent to the proposed site(s), which will require a Phase II ESA, then the applicant must also submit a Phase II ESA with the application. HOME and/or NHTF funds will not be awarded to developments which require any type of lengthy mitigation for environmental conditions, other than lead-based paint and/or asbestos. Lengthy mitigation is considered to be mitigation that is expected to take longer than six (6) months.</p> <p>8. Applicants must have site control of the proposed site(s):</p> <ol style="list-style-type: none"> a. All Applicants must provide an option, sales contract, 50+ year land lease, or a warranty deed in the name of the Applicant for the proposed project site. b. Applicants are allowed to enter into options, sales contracts, or 50+ year land lease for property prior to the completion of the environmental review if, and only if, the option, sales contract, or 50+ year land lease is conditional in nature so as not to provide legal claim to any amount of SRDP funds to be used for the specific project or site until the environmental review process is satisfactorily completed. c. If the Applicant has an executed land lease or an executed option on a land lease either of which must not be for a term of less than fifty (50) years. With the exception of local government or public housing authority applicants, related party land leases are not allowed without prior approval from SC Housing which may be granted in our sole and absolute discretion. For projects proposing a land lease, SC Housing will underwrite debt related to the lease at the lesser of the actual terms of the lease or the annual debt service produced by amortizing the appraised value of the land at the same rate and terms as the permanent loan over a term of no less than 50 years. The Lessor will be required to execute the Agreement as to Restrictive Covenant. d. For all projects requesting SRDP funds, the following language must be included in any purchase option, purchase contract, or long term lease or included as an executed addendum attached to one of these documents. <i>"Notwithstanding any provision of this Agreement, if U.S. Department of Housing and Urban Development (HUD) funds are used, including, but not limited to HOME funds, the parties agree and acknowledge that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of an environmental review and receipt of a release of funds notice from the U.S. Dept. of HUD under 24 CFR Part 58. The parties further agree that the provision of any federal funds to the project is conditioned on the determination to proceed with, modify or cancel the project based on the results of a subsequent environmental review. If no HUD funds are utilized in regard to this property, this provision shall be considered null and void."</i> |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>e. An SRDP Application Exhibit 15 - Notice to Seller for the Acquisition of Property with Federal Funds is required for all Applicants acquiring property. It must be executed prior to or at the time of the execution of the option or contract and must be submitted with the application.</p> <p>f. Sites may not be added once an application is submitted.</p> <p>9. Zoning – The Applicant must provide and have in place at the time of Tier II application documentation of proper zoning for the proposed site. The land use requirements for each site on which the development will be located must be zoned for or allow for the type of development being proposed in the application. All special/conditional uses specific to zoning approval must be approved and completed. A letter provided from the City/County official should verify that the proposed development site(s) currently meet the local zoning or land use restrictions.</p> <p>10. Uniform Relocation Act Requirements – Applicants must provide all of the following for projects involving temporary or permanent relocation of tenants:</p> <ol style="list-style-type: none"> 1. Documentation that an SRDP Application Exhibit 16A or 16B General Information Notice was provided to each tenant residing in the development prior to or at the time of the Initiation of Negotiations (refer to definition on page 5). Acceptable documentation of delivery is a signature of the tenant acknowledging receipt of the General Information Notice or documentation of delivery by shipping service or USPS. 2. A rent role current at the time of the Initiation of Negotiations, certified by the property manager or property owner that clearly identifies which units are occupied and which units are vacant. 3. An SRDP Application Exhibit 17 - Tenant Profile Form completed for each tenant household. 4. Copies of all SRDP Application Exhibit 18 -Move-In Notices provided to prospective and new tenants after the General Information Notices were provided to all occupied units. 5. A written Relocation Plan that addresses how the following relocation requirements will be managed by the Applicant: Timely notifications, advisory services, moving expense calculations and payments, comparable replacement units and payments, written notification requirements, etc. <p>11. Physical Needs Assessment – A physical needs assessment no older than six (6) months old that meets the requirements described in Appendix C – Rehabilitation Guidelines must be submitted at the time of the Tier II Application for all projects involving rehabilitation. The application must include a narrative explaining any construction costs included in the SRDP Application Exhibit 10 - Construction Cost Addendum that are not specified in the PNA.</p> <p>12. Lead-based Paint Requirements – An SRDP Application Exhibit 19 - Lead Safe Housing Rule Applicability Form must be submitted by ALL Applicants for each</p> |

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Table 4 - Distribution Methods by State Program- HOME

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| <p>State Program Name:</p> | <p>HOME Investment Partnerships Program</p> |
| | <p>site. This includes Applicants proposing new construction developments. Applicants proposing the rehabilitation or conversion of properties built prior to 1978 must also provide a Lead Based Paint Risk Assessment that is no older than six (6) months. The Risk Assessment must be completed by an EPA certified professional.</p> <p>13. Safe Drinking Water Requirements – All applicants proposing the rehabilitation or conversion of a building built in 1988 or earlier must have the pipes, solder, and flux tested for lead. A copy of the test results must be provided with the Tier II application.</p> <p>14. Asbestos Requirements – All applicants proposing the demolition, rehabilitation or conversion of existing structures must provide an Asbestos Inspection Report to determine the presence and location of regulated and non-regulated ACM, and to assess the condition of materials identified as ACM. Asbestos Inspection Reports must be completed by a DHEC licensed asbestos building inspector and may not be older than six (6) months old.</p> |
| <p>What are the outcome measures expected as a result of the method of distribution?</p> | <p>All projects are subject to HOME/NHTF/SC HTF compliance monitoring requirements. At a minimum, the owners of projects are responsible for conducting the following annually:</p> <ul style="list-style-type: none"> • Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date. Updated HOME/NHTF rents are published annually by HUD and are provided on the Authority’s website. Updated SC HTF rent allowances are updated annually by SC Housing. • The HOME Final Rule and the NHTF Interim Rule requires approval of all rents on an annual basis for developments with such 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. • 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: http://www.huduser.org/portal/resources/utlmodel.html. • The annual income for all tenants must be reviewed and verified each year. Updated HOME/NHTF incomes are published annually by HUD and are provided on the Authority’s website. Updated SC HTF income limits are updated annually by SC Housing and also provided on the website. The annual income definition found at 24 CFR Part 5: income is the gross amount of income of all adult |

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Table 4 - Distribution Methods by State Program- HOME

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| State Program Name: | HOME Investment Partnerships Program |
| | <p>household members that is anticipated to be received during the coming 12 month period.</p> <ul style="list-style-type: none"> • On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners: <ul style="list-style-type: none"> ○ The Authority conducts periodic on-site compliance reviews throughout the affordability period to ensure compliance with HOME/NHTF/SC HTF rental program requirements. These reviews include, but are not limited to, occupancy requirements and property standards. Refer to the SRDP Compliance Manual located on the Authority’s website for further compliance monitoring requirements. ○ 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. |

Questions not applicable to HOME, and thus without responses in the HOME Method of Distribution section:

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)

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)

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)

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Table 4 - Distribution Methods by State Program- NHTF

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| State Program Name: | National Housing Trust Fund |
| Funding Sources: | Housing Trust Fund |
| Describe the state program addressed by the Method of Distribution. | A portion of SC Housing’s 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. The remaining NHTF dollars will be set aside for use in the Authority’s non-competitive Multi-Family Tax Exempt Bond Program. South Carolina will not distribute National Housing Trust Funds through subgrantees. |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>Points will be awarded as outlined in this section. Both positive and negative points may be assessed.</p> <p><u>Performance Issues - Authority Programs</u></p> <p>Negative points will be assessed on the Applicant’s previous performance with any of the Authority’s Programs.</p> <ol style="list-style-type: none"> 4. Applicant was suspended from participating in any Authority program, at any point in time, regardless of whether or not the suspension has been lifted. -15 Points 5. Awarded funds were de-obligated or rescinded by the Authority for lack of progress or an inability to complete the project. Negative points will not be assessed for de-obligated/rescinded funds when issues regarding a project progressing were beyond an awardee’s control as determined by the Authority. -10 Points 6. Applicant took more than 42 months to complete an awarded HOME or NHTF project. -10 Points <p><u>Evaluation of New Construction Applications</u></p> <p><u>Positive Site Characteristics</u></p> <p>Applications may be awarded up to 25 points for positive site characteristics. If all units of a proposed site are located in a tract with no life expectancy data, the total score for all other items will be multiplied by 1.25 to ensure a possible total of 25 points.</p> <ol style="list-style-type: none"> 1. Up to 5 points based on the median household income of the census tract in which the project is situated (if in multiple tracts, the one with a plurality of units) relative to its county according to data from 2014-2018 American Community Survey Five-Year Estimates. <p>Points will be awarded as follows:</p> <ul style="list-style-type: none"> • 5 points if the median household income of the tract is 125.0 percent of the median household income of the county or more, rounded to the nearest tenth of a percentage point • 4 points if this ratio is between 115.0 and 124.9 percent • 3 points if this ratio is between 105.0 and 114.9 percent • 2 points if this ratio is between 95.0 and 104.9 percent • 1 point if this ratio is between 85.0 and 94.9 percent |

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Table 4 - Distribution Methods by State Program- NHTF

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| State Program Name: | National Housing Trust Fund |
| | <p>2. Up to 5 points based on the average life expectancy of residents in the census tract (if in multiple tracts, the one with a plurality of units) based on data from the U.S. Small-Area Life Expectancy Estimates Project as reported by the Centers for Disease Control and Prevention.</p> <p>Points will be awarded as follows:</p> <ul style="list-style-type: none"> • 5 points where life expectancy is 85.0 years or more • 4 points for 82.5 to 84.9 years • 3 points for 80.0 to 82.4 years • 2 points for 77.5 to 79.9 years • 1 point for 75.0 to 77.4 years <p>3. 5 points for all units being located within a Qualified Opportunity Zone (QOZ).</p> <p>4. 5 points for all units <u>not</u> being located in a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as defined by the U.S. Department of Housing and Urban Development.</p> <p>5. Up to 5 points based on the number of jobs paying between \$1,251 and \$3,333 per month in a two-mile radius. Data from the Longitudinal Employment Household Dynamics (LEHD) database will be used as displayed in the U.S. Census Bureau’s OnTheMap tool. Points will be awarded as follows:</p> <ul style="list-style-type: none"> • 5 points for at least 5,000 jobs. • 4 points for 4,000 to 4,999 jobs. • 3 points for 3,000 to 3,999 jobs. • 2 points for 2,000 to 2,999 jobs. • 1 point for 1,000 to 1,999 jobs. <p><u>Negative Site Characteristics:</u></p> <p>For the detrimental characteristics below, the distance is the shortest straight line from the closest site boundary to the closest boundary line of the detrimental characteristic. When a detrimental site characteristic is located on a parcel shared by multiple businesses, the measurement is to the parcel boundary line. The determination is as of the time of the site visit and may include characteristics under construction.</p> <p>4. 1 point deducted for each instance of a site within:</p> <ol style="list-style-type: none"> f. five hundred (500) feet of an easement containing an electric substation, whether it is active or inactive g. one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant h. one-half (1/2) mile of a treatment, storage, or disposal facility for hazardous wastes, an active or inactive solid waste disposal facility and/or solid waste transfer facility i. one-quarter (1/4) mile of a sewage treatment plant j. one-quarter (1/4) mile of any jail, prison, detention center or correctional facility (not including a temporary holding facility). <p>5. 2 points deducted where any portion of the site contains or permits any easements for overhead electric power lines and/or such electric power lines encumber the site. The loss of points will not apply if:</p> |

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Table 4 - Distribution Methods by State Program- NHTF

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| State Program Name: | National Housing Trust Fund |
| | <p>c. the lines are used for the distribution of electric service for other unrelated properties and located within 25 feet of the perimeter of the site so long as no portion of any building or proposed building is beneath such power lines, or</p> <p>d. the application includes documentation from the utility provider stating all power lines will be underground.</p> <p>6. 3 points deducted for each instance of a site within:</p> <p>e. five hundred (500) feet of any commercial junkyard or salvage yard; trash heap, landfill, dump pile, or other eyesore</p> <p>f. five hundred (500) feet of a pipeline(s) (excluding low pressure natural gas distribution lines, water and sewer lines)</p> <p>g. one-quarter (1/4) mile of adult video/entertainment clubs and stores</p> <p>h. one-quarter (1/4) mile of an operating industrial facility including but not limited to: steel manufacturers, oil refineries, ports, chemical plants, plastic manufacturers, automotive and engine parts manufacturers and food processing plants.</p> <p><u>Affordable Housing Shortage:</u></p> <p>A total of 30 points may be awarded based on the local shortage of affordable housing.</p> <p>1. Up to 20 points for projects based on the shortage of affordable housing by county, as shown in Exhibit 9 of the South Carolina Housing Needs Assessment, Volume 1:</p> <p style="padding-left: 40px;">20 points for projects located in counties with fewer than 15 subsidized rental units per 100 low-income renter households. (Berkeley, Calhoun, Horry, Lexington, Pickens, Saluda)</p> <p style="padding-left: 40px;">15 points for projects located in counties with between 15 and 19 subsidized rental units per 100 low-income renter households. (Aiken, Beaufort, Charleston, Chester, Chesterfield, Colleton, Dorchester, Greenville, Greenwood, Hampton, Spartanburg, York)</p> <p style="padding-left: 40px;">10 points for projects located in counties with between 20 and 24 subsidized rental units per 100 low-income renter households. (Anderson, Cherokee, Darlington, Dillon, Fairfield, Florence, Kershaw, Lancaster, Oconee, Orangeburg, Richland, Sumter)</p> <p style="padding-left: 40px;">5 points for projects located in counties with between 25 and 29 subsidized rental units per 100 low-income renter households (Clarendon, Georgetown, Jasper, Laurens)</p> <p>2. Up to 10 points for projects located entirely within municipalities with extreme affordable housing shortages as defined below:</p> <p style="padding-left: 40px;">10 points for projects located entirely within a city/town with more than 500 low-income renter households and less than one (1) subsidized rental unit per 100 low-income renter households.</p> |

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Table 4 - Distribution Methods by State Program- NHTF

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| State Program Name: | <p>National Housing Trust Fund</p> <p>(Forest Acres, Mount Pleasant, North Myrtle Beach)</p> <p>5 points for projected located entirely within a city/town with more than 250 low-income renter households and less than ten (10) subsidized rental units per 100 low-income renter households not included in the above list.</p> <p>(Central, Hanahan, James Island, Simpsonville)</p> <p><u>Cost Containment:</u> Applications may be awarded up to 15 points for cost containment. Each of the following three cost categories will be measured against the average of all applications submitted.</p> <ol style="list-style-type: none"> 1. Vertical Construction Costs per Unit Vertical construction costs include all costs from the footers up. 2. Total Site Work Cost per Unit Total site work includes both on-site and off-site improvements. 3. Total Development Cost per Bedroom Land costs are included in total development costs. If the project will lease the land instead of purchasing, the appraised value of the land will be included in total development costs for purposes of this calculation. <p>Each result will be divided by the average of eligible applications, with the percentage rounded to the nearest tenth of a percentage point. Scores will be awarded in each category as follows:</p> <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">90.0% of average or less</td> <td>5 points</td> </tr> <tr> <td>90.1% to 100.0% of average</td> <td>3 points</td> </tr> <tr> <td>100.1% to 110.0% of average</td> <td>1 point</td> </tr> <tr> <td>110.1% of average or more</td> <td>0 points</td> </tr> </table> <p><u>Sustainable Building:</u> Applications will earn 5 points for committing to meet green and energy efficiency sustainable building requirements for one of the following sustainable building certifications:</p> <ol style="list-style-type: none"> 1. Enterprise’s Enterprise Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider); 2. US Green Building Council’s LEED for Homes certification program; 3. Home Innovation Research Lab’s National Green Building Standard, meeting Bronze level or higher; or 4. Southface Energy Institute and Greater Atlanta Home Builders Association’s EarthCraft certification programs, based on development type. | 90.0% of average or less | 5 points | 90.1% to 100.0% of average | 3 points | 100.1% to 110.0% of average | 1 point | 110.1% of average or more | 0 points |
| 90.0% of average or less | 5 points | | | | | | | | |
| 90.1% to 100.0% of average | 3 points | | | | | | | | |
| 100.1% to 110.0% of average | 1 point | | | | | | | | |
| 110.1% of average or more | 0 points | | | | | | | | |

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| State Program Name: | National Housing Trust Fund |
| | <p>The application must include a certification from a responsible green and/or energy professional affiliated with the certifying party selected that the project will meet such requirements.</p> <p><u>Leveraging:</u> Applications may receive up to 10 points for leveraging outside funds.</p> <ol style="list-style-type: none"> 1. Applications will earn 0.2 points for each percentage point of total development cost funded through a source other than the Authority, up to a maximum of 5 points. The number of points will be rounded to two decimal places. All outside funds must be provided in the form of a grant, in-kind contribution, or equity investment. 2. Additionally, up to 5 points will be awarded for documented financial support from a city, county, or other local government. Funding may be appropriated directly by a public entity and/or awarded by a non-profit organization financially supported by a local government, such as a local housing trust fund. In-kind contributions will be evaluated at fair market value. Applications will earn points based on the total amount or value of support committee per low-income unit: <ul style="list-style-type: none"> • 5 points for \$10,000 or more • 4 points for \$7,001 to \$9,999 • 3 points for \$5,001 to \$7,000 • 2 points for \$3,001 to \$5,000 • 1 point for \$1,000 to \$3,000 <p><u>Revitalization:</u> Applications citing a concerted community revitalization plan (CCRP) will receive 5 points. The application must include a copy of the plan and a narrative thoroughly explaining how the proposed development contributes to the CCRP’s specific goals in housing and other areas.</p> <p>To qualify as a CCRP the plan must:</p> <ul style="list-style-type: none"> • Have been approved by the appropriate municipal and/or county government between January 1, 2010, and December 31, 2019. • Evaluate a neighborhood or small group of contiguous neighborhoods with clearly delineated geographic boundaries. • Describe the infrastructure, economy, demographics, and trends in the community. • Identify barriers to revitalization and articulate meaningful and achievable goals for overcoming these barriers, including a timeline. • Identify housing and other activities to take place within the time period outlined and the institutional actors involved. • Enumerate the resources committed to revitalization. <p>Documents such as municipal zoning or land use plans, consolidated housing or economic development plans, short-term work plans, housing needs assessments, and planned unit developments do not qualify as CCRPs.</p> |

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| State Program Name: | National Housing Trust Fund |
| | <p><u>Mixed-Income Housing</u></p> <p>The Authority will award 10 points to applications that include market-rate rental housing units. The affordable rent-restricted units must be indistinguishable from the market rate units with respect to appearance and quality of construction, with identical access to services and amenities provided by the property. The market rate units must be evenly distributed throughout the project to the maximum extent possible, whether on a single site or scattered site. The total number of market rate units may not exceed the amounts listed on page 6 under Eligible Projects and Activities.</p> <p>Any such provisions above shall not be construed as to supersede federal or state restrictions on funding programs; Authority resources may only be used to fund the costs of units occupied by residents who have income qualified via one of the constituent funding programs.</p> <p>In total, new construction projects are eligible to receive a total of 100 points.</p> <p><u>Evaluation of Rehabilitation Applications</u></p> <p>The Authority will evaluate rehabilitation applications comparatively based on the following criteria, listed in order of importance.</p> <p>A. Preventing of the conversion of affordable units to market rate and/or the loss of government housing resources (including federal project-based rent assistance).</p> <p>B. The extent of physical distress, particularly with major systems, accessibility, and/or life, health and safety features, as informed by the Physical Needs Assessment and determined by the Authority. Failure to properly maintain the buildings will not enhance an application’s likelihood of award if a member of the current owner’s organizational structure or a related party will remain part of the new ownership.</p> <p>C. The project is within an area covered by a Concerted Community Revitalization Plan.</p> <p>D. The degree to which the project site and its surroundings support the economic empowerment of low-income households.</p> <p>Applications proposing rehabilitation will be scored out of a total of one hundred (100) possible points, to be allocated as follows:</p> <p>Criterion A (40 points): Preventing of the conversion of units to market rate and/or the loss of government housing resources (including federal project-based rent assistance).</p> <p><u>Item 1 (20 points):</u> Whether the property is or will become financially insolvent on or before December 31, 2024. This determination will be made by Authority underwriting and asset management staff. Applications will include pro forma statements and any other evidence and documentation that will support assertions that the investment is necessary. Authority staff may request any and all additional materials needed to fully evaluate financial conditions. If the actions of one or more member(s) of the ownership structure, or subsidiaries thereof, are</p> |

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| State Program Name: | National Housing Trust Fund |
| | <p>determined by Authority staff to have materially contributed to the financial risks facing the property, then the application will receive zero (0) points for this item.</p> <p>Item 2 (10 points): Whether the property has existing rent restrictions due to governmental funding sources that will expire. Applications with the shortest such times will be given highest consideration. If a project has received capital financing from multiple sources, only the longest such period will be considered. If the project did not receive SC Housing funds and is not identified in the National Housing Preservation Database (NHPD), or the affordability period does not match NHPD records, a signed letter must be included from the applicable funding entity (e.g., HUD office, local government, etc.) indicating the nature and duration of rent restrictions.</p> <p>Item 3 (10 points): What is the percentage difference between the existing rents and the rents charged by market rate properties within the primary market area, as determined by the included market study/analysis? Applications with the largest such minimum rent advantages will be given highest consideration. If there is a mix of unit sizes in the property, as determined by the number of bedrooms, rent advantages should be computed separately, then aggregated using a weighted average. For example, if a project consists of eight one-bedroom units that have a minimum 40% rent advantage and twelve two-bedroom units that have a minimum 30% rent advantage, the overall minimum rent advantage would be 34%.</p> <p>Criterion B (30 points): The extent of physical distress, particularly with major systems, accessibility, and/or life, health and safety features, as informed by the Physical Needs Assessment and determined by the Authority. Failure to properly maintain the buildings will not enhance an application’s likelihood of award if a member of the current owner’s organizational structure or a related party will remain part of the new ownership.</p> <p>Note: If the actions of one or more member(s) of the proposed ownership structure, or subsidiaries thereof, are determined by Authority staff to have materially contributed to physical deficiencies facing the property, then the application will be ineligible for consideration under this criterion and receive zero (0) points for all items.</p> <p>Item 1 (15 points): What is the likelihood that the property will present a substantial risk to the life, health, safety, and/or well-being of residents on or before December 31, 2024, without the requested capital infusion? This determination will be made by Authority construction staff based on the Physical Needs Assessment. Authority staff may request any and all additional materials needed to fully evaluate physical conditions.</p> <p>Item 2 (10 points): What is the total replacement cost per unit of all systems and components that have already exceeded their estimated useful life, according to Fannie Mae tables? Applications with the highest such values will be given highest consideration. This determination will be made by Authority construction staff based on the Physical Needs Assessment. Authority staff may request any and all additional materials needed to fully evaluate physical conditions.</p> |

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| State Program Name: | National Housing Trust Fund |
| | <p>Item 3 (5 points): To what extent will the proposed rehabilitation improve the accessibility of the property for persons with mobility and/or sensory impairments? Applicants are encouraged to include narratives that indicate such improvements; Authority staff may request any and all additional materials needed to fully evaluate proposed accessibility. Increases in the number of accessible units, improvements in quality of accessibility features in such units, and upgrades in accessibility throughout common areas will be considered.</p> <p>Criterion C (20 points): The project is within an area covered by a Concerted Community Revitalization Plan.</p> <p>Item 1 (10 points): All applications that submit a Concerted Community Revitalization Plan (CCRP) in which their proposed rehabilitation project is located will receive ten (10) points.</p> <p>Item 2 (10 points): To what extent does the CCRP meet the elements outlined in the funding guidelines, and how does the project contribute to these goals? This determination will be made by Authority staff based on the CCRP itself and the accompanying narrative, with a focus on the analytical rigor of the plan, the applicability of proposed solutions to the challenges identified, and contributions of local government(s) to its implementation.</p> <p>Criterion D (10 points): The degree to which the project site and its surroundings support the economic empowerment of low-income households.</p> <p>Item 1 (5 points): Projects will be evaluated based on local median household income as described in item (A)(1) of the 2020 SRDP new construction scoring criteria.</p> <p>Item 2 (5 points): Projects will be evaluated based on local employment opportunities as described in item (A)(5) of the 2020 SRDP new construction scoring criteria.</p> <p><u>Tie Breaker Criteria</u></p> <p>The following factors will be used in the order listed to break a tie.</p> <p>E. If two or more projects have the same score, a supportive or transitional housing project will receive priority over standard rental housing.</p> <p>F. If this does not break the tie, a project in a county that has never received a Small Rental Development Program award will receive priority over one that has.</p> <p>G. If this does not break the tie, the project with a higher share of total development cost funded from a source other than the Authority will receive preference.</p> <p>H. If projects remain tied after all above tie breakers have been applied, the Authority will utilize a lottery.</p> |

The table below shows the point structure for Positive Site Characteristics.

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| <p>Describe how resources will be allocated among funding categories.</p> | <p>The Authority estimates a total of \$6,535,565 for distribution. That figure includes \$3,096,889 carryover from the 2019 allocation, as well as the 2020 allocation at \$3,438,676. NHTF will be used as outlined below:</p> <ul style="list-style-type: none"> • Allowable set aside of ten percent (10%) or \$343,867 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 NHTF funded projects. • The amount of \$2,244,807 will be set aside for the 2020 Small Rental Development Program to fund affordable rental housing developments. <p>The amount of \$3,946,889 will be set aside for projects in the Authority’s non-competitive Multi-family Tax-Exempt Bond Program.</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>Applications that do not meet the following minimum threshold requirements will be eliminated from review.</p> <ol style="list-style-type: none"> 1. Financial Criteria: Each Applicant must meet a minimum financial capacity standard based on the total number of affordable rental units to be developed: <ol style="list-style-type: none"> a. 4 – 8 total units – Applicant must have a minimum net worth of \$500,000 and a minimum of \$75,000 in unrestricted liquid assets. b. 9 – 16 total units – Applicant must have a minimum net worth of \$1 million and a minimum of \$150,000 in unrestricted liquid assets. c. 17-24 total units – Applicant must have a minimum net worth of \$1.5 million and a minimum of \$200,000 in unrestricted liquid assets. d. 25-39 total units – Applicant must have a minimum net worth of \$2 million and a minimum of \$250,000 in unrestricted liquid assets. <p>All organizations must provide audited financial statements. If the minimum requirements listed above cannot be satisfied, the Authority will evaluate the audited financial statements of the organization and a credit report dated within 30 days of application submittal for any principals of the organization that will be a financial guarantor. The Authority will assess the financial condition of the applicant based on: loans in default, quick ratio less than 1.0, credit concentration, contingent liabilities, and other factors relevant to successful development or operation. The Authority may request additional information as needed. The audited financial statements must be prepared by an independent certified public accountant (CPA) in accordance with U.S. GAAP and include a balance sheet dated on or after December 31, 2018</p> |

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| | <p>2. Applicants must be in good standing with all Authority and SC Housing Corporation administered programs. An SRDP Eligibility Certification (M-47), signed by the Authority's Federal Program Manager prior to application submission, must be submitted with all applications. ANY organizations, developer(s), general partner(s), or managing member(s) may be deemed not in good standing and automatically disqualified for any of the following:</p> <ul style="list-style-type: none">a. Open investigation(s) involving federal and/or state officials alleging fraud, misuse, waste, or abuse of funding;b. Uncorrected non-compliance violations with the Authority or SC Housing Corporation administered programs, or uncorrected breaches of agreements in conjunction with Authority or SC Housing Corporation administered programs;c. Delinquent payments owed to the Authority, including but not limited to loan payments and compliance monitoring fees;d. Debarment from participation in any federal program (i.e. HUD Community Planning and Development Programs, RHS, FHLB, etc.) or any Authority administered programs (i.e. HOME, LIHTC, SC HTF, NHTF, NIP, NSP, etc.); and/ore. The Applicant's development and operational history including, but not limited to: commencing construction timely, meeting Authority deadlines without extensions, and meeting other statutory or regulatory completion deadlines. For non-federal entities, this also includes findings relevant to administering or managing housing development programs that appear in the applicant's audit conducted as required by 2 CFR Part 200, Subpart F (a.k.a. Super Circular) which have not been cleared. Such entities must provide a copy of their most recent audit with the application. <p>The Authority has sole discretion in the determination of good standing and this determination it is not subject to reconsideration or appeal.</p> <p>3. Applicants who currently have HOME Program Income or CHDO Program Proceeds earned from SC Housing funded projects are not eligible to apply for additional funds until those funds have been expended or remitted to SC Housing.</p> <p>4. Eligible Applicants must demonstrate experience and capacity to develop an eligible SRDP project as evidenced by the ability to own, construct, or rehabilitate rental housing developments. Applicants must demonstrate the capacity to successfully develop the type of units being proposed in the SRDP application. Successfully developing means coordinating the development team in planning, financing and constructing a development through the receipt of Certificates of Occupancy (COs) and reaching stabilized occupancy.</p> |
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| | <ul style="list-style-type: none">a. Non-profit Applicants proposing 4-8 unit new construction developments must meet the following experience requirements:<ul style="list-style-type: none">i. If proposing single family rental homes, the applicant must have experience within the last eight years of successfully developing and operating a minimum of two single family rental homes.ii. If proposing a multi-family rental development, the applicant must have experience within the last eight years of successfully developing and operating a minimum of one multi-family development consisting of at least four units.b. Applicants proposing 9-39 unit new construction developments must meet the following experience requirements:<ul style="list-style-type: none">i. If proposing single family rental homes, the applicant must have experience within the last eight years of successfully developing and operating a minimum of four single family rental homes using at least one federal funding source.ii. If proposing multi-family rental housing, the applicant must have experience within the last eight years of successfully developing and operating a minimum of two multi-family developments of at least four units each using at least one federal funding source in each development.c. Applicants proposing rehabilitation developments must meet the following experience requirements:<ul style="list-style-type: none">i. If proposing the rehabilitation of single family homes requiring lead and/or asbestos abatement, the applicant must have experience within the last eight years successfully completing the rehabilitation of and operating at least one single family home that required the abatement of lead and/or asbestos.ii. If proposing the rehabilitation of a multi-family development requiring lead and/or asbestos abatement, the applicant must have experience within the last eight years of successfully completing the rehabilitation of and operating at least one multi-family development of at least four units that required the abatement of lead and/or asbestos.iii. If proposing the rehabilitation of single family or multi-family developments that require the permanent relocation of tenants, the applicant must have experience within the last eight years of successfully administering the permanent relocation of tenants in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) 49 CFR Part 24 and Section 104(d) 24 CFR Part 42 regulations.d. Applications proposing the redevelopment of NSP land banked properties must meet the following experience requirements: |
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| | <ul style="list-style-type: none">i. If the applicant will retain ownership of the property during construction and throughout the duration of the affordability period, the applicant must have successfully completed the new construction of at least one single family home within the last eight years;ii. If the applicant proposes to transfer the property to another entity for redevelopment and ownership during the affordability period, the proposed entity must meet all requirements stated in the Eligible Applicants section of this manual located on page 7, and must have successfully completed the development and operation of at least one single family rental home using at least one federal funding source. <p>5. In order to be eligible to participate in the 2020 SRDP application cycle, previous HOME and NHTF awardees and their principals must have met the below deadlines. An SRDP Eligibility Certification (M-47), signed by the Authority's Federal Program Manager confirming percentages complete, must be submitted with ALL applications.</p> <ul style="list-style-type: none">a. All 2016 and prior projects must be officially closed out (see "project completion" definition) on or before April 15, 2020.b. All 2017 projects must have 75% construction completed on or before April 15, 2020, as evidenced by a completed Authority Inspection.c. 2018 projects must be in compliance with the HOME & NHTF Funding Agreements, Exhibit A – Implementation Schedule as of April 15, 2020. <p>6. Applicants that are related entities, principals, and/or individuals and are applying for funds are only eligible to apply for two (2) SRDP awards and may only be allocated one (1) SRDP award. For purposes of this section, the Authority may determine that a person or entity not listed in an application is a related entity, principal and/or individual based on its relationship with the applicant organization in previously awarded projects and other common interests. At the discretion of the Authority, if funding remains available after each applicant organization has the opportunity to be allocated at least (1) SRDP award for a qualified application, an organization's second application may be considered for allocation. The allocation of a second award will be determined by the applicant's developmental and operational history and the geographic distribution of awards.</p> <p>7. A Phase I Environmental Site Assessment report must be submitted for each site with the application. A combined report may be submitted if the proposal is for a scattered site project. If the Phase I indicates that there are environmental issues found on, within, or adjacent to the proposed site(s), which will require a Phase II</p> |
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| | <p>ESA, then the applicant must also submit a Phase II ESA with the application. HOME and/or NHTF funds will not be awarded to developments which require any type of lengthy mitigation for environmental conditions, other than lead-based paint and/or asbestos. Lengthy mitigation is considered to be mitigation that is expected to take longer than six (6) months.</p> <p>8. Applicants must have site control of the proposed site(s):</p> <ul style="list-style-type: none">a. All Applicants must provide an option, sales contract, 50+ year land lease, or a warranty deed in the name of the Applicant for the proposed project site.b. Applicants are allowed to enter into options, sales contracts, or 50+ year land lease for property prior to the completion of the environmental review if, and only if, the option, sales contract, or 50+ year land lease is conditional in nature so as not to provide legal claim to any amount of SRDP funds to be used for the specific project or site until the environmental review process is satisfactorily completed.c. If the Applicant has an executed land lease or an executed option on a land lease either of which must not be for a term of less than fifty (50) years. With the exception of local government or public housing authority applicants, related party land leases are not allowed without prior approval from the Authority which may be granted in our sole and absolute discretion. For projects proposing a land lease, the Authority will underwrite debt related to the lease at the lesser of the actual terms of the lease or the annual debt service produced by amortizing the appraised value of the land at the same rate and terms as the permanent loan over a term of no less than 50 years. The Lessor will be required to execute the Agreement as to Restrictive Covenant.d. For all projects requesting SRDP funds, the following language must be included in any purchase option, purchase contract, or long term lease or included as an executed addendum attached to one of these documents. "Notwithstanding any provision of this Agreement, if U.S. Department of Housing and Urban Development (HUD) funds are used, including, but not limited to HOME funds, the parties agree and acknowledge that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of an environmental review and receipt of a release of funds notice from the U.S. Dept. of HUD under 24 CFR Part 58. The parties further agree that the provision of any federal funds to the project is conditioned on the determination to proceed with, modify or cancel the project based on the results of a subsequent environmental review. If no HUD funds are utilized in regard to this property, this provision shall be considered null and void." |
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| | <ul style="list-style-type: none">e. A Notice to Seller for the Acquisition of Property with Federal Funds (Form M-52) is required. It must be executed prior to or at the time of the execution of the option or contract and must be submitted with the application.f. Site changes are not allowed once an application is submitted. <p>9. Zoning – The Applicant must provide and have in place at the time of application documentation of proper zoning for the proposed site. The land use requirements for each site on which the development will be located must be zoned for or allow for the type of development being proposed in the application. All special/conditional uses specific to zoning approval must be approved and completed. A letter provided from the City/County official should verify that the proposed development site(s) currently meet the local zoning or land use restrictions.</p> <p>10. Uniform Relocation Act Requirements – Applicants must provide all of the following for projects involving temporary or permanent relocation of tenants:</p> <ul style="list-style-type: none">1. Documentation that an Exhibit A General Information Notice was provided to each tenant residing in the development prior to or at the time of the Initiation of Negotiations (refer to definition on page 4). Acceptable documentation of delivery is a signature of the tenant acknowledging receipt of the General Information Notice or documentation of delivery by shipping service or USPS.2. A rent role current at the time of the Initiation of Negotiations, certified by the property manager or property owner that clearly identifies which units are occupied and which units are vacant.3. An Exhibit B Tenant Profile Form completed for each tenant household.4. A written Relocation Plan that addresses how the following relocation requirements will be managed by the Applicant: Timely notifications, advisory services, moving expense calculations and payments, comparable replacement units and payments, written notification requirements, etc. <p>11. Physical Needs Assessment – A physical needs assessment no older than six (6) months old that meets the requirements described in Appendix B –HOME and NHTF Rehabilitation Standards must be submitted at the time of application for all projects involving rehabilitation. The application must include a narrative explaining any construction costs included in the Construction Cost Addendum (M-36) that are not specified in the PNA.</p> <p>12. Lead-based Paint Requirements – An M-7B Lead Safe Housing Rule Applicability Form must be submitted by ALL Applicants for each site. This includes Applicants proposing</p> |
|--|--|

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

| | |
|---|--|
| | <p>new construction developments. Applicants proposing the rehabilitation of properties built prior to 1978 must also provide a Lead Based Paint Risk Assessment that is no older than six (6) months. The Risk Assessment must be completed by an EPA certified professional.</p> <p>13. Asbestos Requirements – All applicants proposing the demolition or rehabilitation of existing structures must provide an Asbestos Inspection Report to determine the presence and location of regulated and non-regulated ACM, and to assess the condition of materials identified as ACM. Asbestos Inspection Reports must be completed by a DHEC licensed asbestos building inspector and may not be older than six (6) months old.</p> |
| <p>What are the outcome measures expected as a result of the method of distribution?</p> | <p>All projects are subject to HOME/NHTF/SC HTF compliance monitoring requirements. At a minimum, the owners of projects are responsible for conducting the following annually:</p> <ul style="list-style-type: none"> • Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date. Updated HOME/NHTF rents are published annually by HUD and are provided on the Authority’s website. Updated SC HTF rent allowances are updated annually by SC Housing. • The HOME Final Rule and the NHTF Interim Rule requires approval of all rents on an annual basis for developments with such 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. • 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: http://www.huduser.org/portal/resources/utilmodel.html. • The annual income for all tenants must be reviewed and verified each year. Updated HOME/NHTF incomes are published annually by HUD and are provided on the Authority’s website. Updated SC HTF income limits are updated annually by SC Housing. and also provided on the website. 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. • On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners: <ul style="list-style-type: none"> ○ The Authority conducts periodic on-site compliance reviews throughout the affordability period to ensure compliance with HOME/NHTF/SC HTF rental program requirements. These reviews include, but are not limited to, occupancy |

AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

| | |
|--|--|
| | <p>requirements and property standards. Refer to the SRDP Compliance Manual located on the Authority's website for further compliance monitoring requirements.</p> <ul style="list-style-type: none">○ 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. |
|--|--|

Questions not applicable to NHTF, and thus without responses in the NHTF Method of Distribution section:

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)

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)

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)

AP-35 Projects

AP-35 Projects – (Optional)

Introduction:

The five Consolidated Plan Programs, CDBG, HOME, NHTF, ESG and HOPWA, have each developed a plan for how they will distribute HUD funding for 2020. These plans are described more completely in the program and application documents available for download from each Program's website, as well as in AP-25 Allocation Priorities and AP-30 Method of Distribution. Because funds are generally distributed through programs of competitive funding, specific projects are not known in advance of completion of the program year, receipt of all applications for funding and completion of all funding decisions.

| # | Project Name |
|---|--------------|
| | |

Table 8 – Project Information

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

Each Program has identified various programs or activities that will be funded during 2020, and that will directly contribute toward achieving the goals defined in this plan. Funding for each of these programs or activities are described in program-specific sections of AP-30, Method of Distribution. But in general, the CDBG, HOME and NHTF, and ESG programs for 2020 are designed to address the three priority needs, Decent Housing, Suitable Living Environment, and Economic Opportunity. Allocation priorities are based on expected funding and program evaluation of relative need amongst the related objectives identified in the Plan. For HOPWA, DHEC allocates funding for TBRA, Facility based Supportive Housing, STMRU, PHP, and Supportive Housing, as each of these are successful in preventing homelessness of persons with HIV. CDBG-DR, which is not included in the Consolidated Plan and has its own, separate Action Plans, has been prioritized exclusively for housing rehab and replacement for eligible individuals affected by the 2015 Severe Storm and Hurricane Matthew. The Action Plan for CDBG Mitigation funds announced in 2019 is currently available for public comment through January 24, 2019, and the Action Plan for the Hurricane Florence CDBG-DR allocation is still being developed.

Please see AP-25, Allocation Priorities for more details on how the methods of distribution for each Consolidated Plan program will address priority needs.

Regarding obstacles to meeting underserved housing and community development needs, the primary obstacle in South Carolina is funding. Many local governments in this state have very limited local resources, making funding from other sources particularly important, and existing resources continue to shrink. Demand for assistance, on the other hand, is growing as the number of lower income individuals, families, and neighborhoods in need, coupled with the complexity of issues they face, is driving a steady increase in the scale and cost of needed assistance. The combination of these factors places substantial new burdens on an already strained housing and community development delivery system.

AP-35 Projects

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.

AP-38 Project Summary

AP-38 Project Summary

Project Summary Information

The five Consolidated Plan Programs - CDBG, HOME, NHTF, ESG and HOPWA, have each developed a plan for how they will distribute HUD funding for 2020. These plans are described more completely in the program and application documents available for download from each Program's website, as well as in AP-25 Allocation Priorities and AP-30 Method of Distribution. Because funds are generally distributed through programs of competitive funding, specific projects are not known in advance of completion of the program year, receipt of all applications for funding, and completion of all funding decisions.

AP-40 Section 108 Loan Guarantee

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

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

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 five HUD programs included in this Consolidated Plan generally 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 but with a goal of distributing funds throughout the state. To that end, ESG's scoring process ranks applicants against others from the same Continuum of Care region.

HOME and NHTF funding will give preference to those counties in the state that have not received assistance in the last two funding cycles.

HOPWA serves all areas of the state except the three areas that are HOPWA entitlement communities (Columbia, Charleston and Greenville) and the counties that fall in North Carolina and Georgia HOPWA entitlement communities. The amount of HOPWA assistance is based on HIV prevalence rates.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

AP-55 Affordable Housing

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

Introduction:

This section provides the State's estimate of the number of households that will receive affordable housing, based on the goals set forth in AP-20, Annual Goals and Objectives. HUD specifies that the number of households estimated in the tables below should not include those expected to benefit from emergency shelter, transitional shelter or social services. Also, the totals by household type (top table) and program or activity type (bottom table) must match. Related AP-20 goals include new affordable rental housing, preservation of existing housing (rehab), homeownership & rental assistance (including only TBRA rental assistance for non-special needs households for 2020), the special needs TBRA goal for people living with HIV/AIDs and other low income special needs (through partnership between HOME and the SC Department of Mental Health), and the HOME share of short-term rental assistance & HOPWA STRMU goal.

Note that NHTF Rehabilitation Standards have been included in this Plan, and if HUD approves this Plan, both HOME and NHTF funding will be available for rehab. Otherwise only HOME funds will be available.

| One Year Goals for the Number of Households to be Supported | |
|--|------------|
| Homeless | 0 |
| Non-Homeless | 583 |
| Special-Needs | <u>153</u> |
| Total (from total by activity, table below) | 736 |

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

| One Year Goals for the Number of Households Supported Through | |
|--|----------|
| Rental Assistance | 571 |
| Production of New Units | 65 |
| Rehab of Existing Units | 100 |
| Acquisition of Existing Units | <u>0</u> |
| Total | 736 |

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion:

Goals shown on AP-20 were used to arrive at the totals above, according to HUD guidance, as follows:

Table 8 - Household Types to be Supported:

- Homeless - Per HUD, this estimate should be the annual goal for housing assistance for units reserved for homeless individuals and households. None are estimated, as none of the programs specifically reserve housing units for homeless individuals. Further, although ESG applicants may request funding for a variety of activities related to homeless shelter, outreach services, preventive

AP-55 Affordable Housing

services for those at risk of becoming homelessness, and transitional housing, according to HUD none of these activities should be included in the Table 8 homeless category.

- Non-Homeless - Per HUD, this estimate should be the total goal for all housing units NOT reserved for homeless individuals, and not specifically for special needs households. While HOME may assist special needs households through its regular rental assistance programs, only the TBRA in partnership with the SC Department of Mental Health is aimed specifically at assisting special needs households. This figure is there the total of the goals for other housing activities including new rental units, preservation of existing housing, rental assistance (HOME non-special needs TBRA), homeownership assistance and preservation of existing affordable housing.
- Special Needs - This should is the goal for assisting households that are not homeless but require specialized housing or supportive service, such as HOPWA TBRA and HOME TBRA through its partnership with the SC Department of Mental Health.

Table 9 - Households Supported through Activities:

- Rental Assistance – This is the total of the HOME rental assistance (non-special needs TBRA) goal, the special needs TBRA goal, and the HOME-funded share of the short-term rental assistance goal
- New units – The HOME new rental units goal
- Rehab of Existing Units – The HOME goal for preservation of existing affordable housing. (Accomplishments, although there is no specific goal, may include limited rehabilitation of existing affordable housing units in conjunction with CDBG neighborhood revitalization or public infrastructure projects.)
- Acquisition of Existing Units - No homeownership goal proposed for 2020

* Note that NHTF Rehabilitation Standards have been included in this Plan, and if approved, NHTF funding will be available for rehab. Otherwise, only HOME funding will be available for this activity.

AP-60 Public Housing

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

Introduction:

SC Housing 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. SC Housing 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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion:

AP-65 Homeless & Other Special Needs

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

Introduction

The Emergency Solutions Grant Program is targeted at homeless activities, as described below.

- *ESG-CV activities will be the same as those funded with regular ESG activities.*

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

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

The Emergency Solutions Grant Program has placed greater emphasis on Street Outreach over the last several years, and accomplishments to date in 2019 reflect this.

Street Outreach involves identifying places in the community where unsheltered homeless have been typically found, by law enforcement, community service workers or homeless count volunteers. Then a street outreach worker will physically go to those places, in an attempt to locate unsheltered homeless persons, engage them, identify needs and connect them with emergency shelter, housing or critical services, or provide them with urgent, non-facility-based care. Since homeless individuals are often distrustful and uneasy sharing personal information, this process takes time and effort. Initial efforts focus on small engagements like providing hygiene kits, and providers use that initial interaction to build trust. This in turn allows greater efforts at identifying specific needs and connecting individuals with services that can benefit them. Street outreach activities can include case management, emergency health and mental health services, transportation and services for special populations.

- *ESG-CV funds can also be used for street outreach.*

B) Addressing the emergency shelter and transitional housing needs of homeless persons

The Emergency Solutions Grant Program addresses the need for emergency shelter and transitional housing by allocating up to 60% of total funding each year for Emergency Shelter operations and services. However, because of a HUD ruling, transitional housing is no longer an eligible cost.

- *ESG-CV funds are estimated to be distributed 50% and 50% to homeless shelter, services and operations and homelessness prevention/rapid re-housing.*

C) 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

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AP-65 Homeless & Other Special Needs

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Emergency Solutions Grant Program provides funding for services that specifically address the needs identified above, to help homeless individuals and families transition to permanent housing and to prevent the recurrence of homelessness. The goal is to use housing relocation, stabilization services or short-term rental assistance to “re-house” individuals and families living in shelters or unsheltered situations. This involves assistance to help move them, as quickly as possible, out of homelessness into a more stable housing situation and to set them up for future success. Providers can use ESG funds to assist with short-term rental assistance, rental arrears, rental application fees, security and utility deposits, utility payments, moving costs, and a range of services including housing search and placement, case management, tenant legal services, landlord-tenant mediation and credit repair.

- *ESG-CV funds can also be used for homeless prevention and rapid re-housing.*

D) 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 Program has funds available for preventive services, to help eligible individuals and families avoid homelessness. Although the ESG Program has a prohibition against discharge planning that prevents the use of ESG funds to facilitate discharge, a person discharged from an institution can still benefit from the services ESG recipients can provide. Funds are available for housing relocation, stabilization services and short term rental assistance, as necessary to prevent the individual or family from moving to an emergency shelter, onto the streets or into other places not meant for human habitation. Recipients may use ESG to funding to assist with short-term rental assistance, rental arrears, rental application fees, security and utility deposits, utility payments, moving costs, and a range of services including housing search and placement, case management, tenant legal services, landlord-tenant mediation and credit repair. The goal is to prevent an individual or family from moving to an emergency shelter or into an unsheltered situation and to achieve housing stability.

- *ESG-CV funds can also be used for homeless prevention and rapid re-housing.*

Discussion

AP-70 HOPWA Goals

AP-70 HOPWA Goals – 91.320(k)(4)

| One year goals for the number of households to be provided housing through the use of HOPWA for: | |
|--|------------|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 150 |
| Tenant-based rental assistance | 125 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 8 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 0 |
| Total | 283 |

HOPWA Goals are also outlined in AP-90 Program Specific Requirements, HOPWA. HOPWA-CV Goals in IDIS are in the Discussion section at the end of AP-30 Methods of Distribution. This AP-70 section, in IDIS, does not allow for any text entry at all. AP-90 will not accept additional text after the HOPWA Goals.

COVID19 HOPWA GOALS:

| HOPWA GOALS | |
|--|------------------------|
| Short-term rent, mortgage and utility assistance to prevent an individual or family homelessness | Goal: 50 |
| Tenant-based rental assistance | Goal: 0 |
| Units provided in housing facilities that are being developed, leased or operated | Goal: 5 |
| Supportive Services for People with HIV/AIDs (Including PHP) | Goal: 150 (15 for PHP) |
| Transitional/Short-Term Housing Subsidy Assistance (Hotel/Motel) | Goal: 20 |

AP-75 Barriers to Affordable Housing

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

- For 2020, SC Housing 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 SC Housing 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.
- SC Housing'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.
- SC Housing will hold 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 SC Housing loan process. Certified Real Estate Professional training covers SC Housing programs availability and eligibility and requirements for SC Housing 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.
- SC Housing 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 use of Twitter and Facebook. SC Housing’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. In November of 2017, SC Housing launched a new website designed to, hopefully, make finding information easier for South Carolinians as well as create less “clicks.”
- SC Housing will award funds for construction or to facilitate construction of new affordable rental housing units. HOME, NHTF, and other SC Housing administered funds in these projects directly

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AP-75 Barriers to Affordable Housing

lower the cost of the unit and thereby make rental units more affordable. SC Housing will provide other funds (not HOME) 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 will spend 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 to review several annual reports with them: Accountability Report, Affordable Housing Statewide Impact Report, Investment Report, and HTF Annual Report. This interaction enables the Senators and Representatives to understand the need for, as well as the impact of, affordable housing in their areas, and this in turn helps them discuss the positives of affordable housing when their constituents call with NIMBY issues and concerns.

Discussion:

AP-85 Other Actions

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 existing resources continue to shrink. 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.

AP-85 Other Actions

Actions planned to foster and maintain affordable housing

The primary resources for addressing affordable housing in South Carolina are administered by the SC Housing, which administers the HOME and NHTF Programs, along with the programs described below:

- 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, SC Housing 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 Cherokee, Clarendon, Colleton, Dillon, Dorchester, Fairfield, Kershaw, Lee, Lexington, Spartanburg and Williamsburg Counties.
- Neighborhood Stabilization Program (NSP) – NSP's purpose since 2008 has been to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. NSP provided grants to purchase foreclosed or abandoned properties and to rehabilitate, resell, or redevelop these properties in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. NSP still has program income and open land banked activities, and for 2020 there will be \$3 million in NSP Program Income that will be set-aside under SC Housing's Small Rental Development Program. Priority will be given to NSP property owners to redevelop NSP land-banked parcels with affordable housing. NSP has its own planning

AP-85 Other Actions

and reporting system so like CDBG-DR, NSP funding and proposed accomplishments are not reflected in this 2020 Action Plan.

Actions planned to foster and maintain affordable housing are continued in "Discussion" section below.

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, Neighborhood Stabilization Program (NSP), Neighborhood Initiative Program (NIP), NHTF and CDBG programs for projects involving repair, rehabilitation, or demolition of housing. All 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.
- SC Housing's Low Income Housing Tax Credit, Homeownership, Mortgage Assistance and Housing Trust Fund Programs 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.

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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AP-85 Other Actions

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, NSP, NIP and NHTF, including training as necessary.
- Continue to require notification of residents and owners of all houses receiving CDBG, HOME, NSP, NIP 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 a challenge, despite continuous efforts to combat it and despite improvement over in the last five years in South Carolina, the region and the nation. According to the Census Bureau's Small Area Income and Poverty Estimates (SAIPE), in 2018 South Carolina had 4.9 million people for whom poverty status could be determined, including 15.2% below poverty. This compares with 13.1% for the nation as a whole, 10.7% in Virginia, and rates of 13.7% to 14.5% in Florida, North Carolina and Georgia. South Carolina ranks 10th highest in the nation, after states like Mississippi (19.8%), New Mexico (18.8%), Louisiana (18.7%), West Virginia (17.4%), Alabama and Arkansas (16.8%), Kentucky (16.7%), DC (16.1%) and Oklahoma (15.5%). Ten other states have poverty rates higher than the nation and comparable to South Carolina, including neighboring states.

South Carolina and Neighboring States 2018 Small Area Income and Poverty Estimates

| State | 2014 | 2015 | 2016 | 2017 | 2018 |
|-------|------|------|------|------|------|
| SC | 17.9 | 16.8 | 15.3 | 15.4 | 15.2 |
| TN | 18.2 | 16.7 | 15.8 | 15.0 | 15.2 |
| GA | 18.4 | 17.2 | 16.1 | 15.1 | 14.5 |
| NC | 17.2 | 16.4 | 15.4 | 14.7 | 14.1 |
| FL | 16.6 | 15.8 | 14.8 | 14.1 | 13.7 |
| US | 15.5 | 14.7 | 14.0 | 13.4 | 13.1 |

South Carolina is tenth highest in the nation at 15.2% poverty, but 31 of the state's 46 counties have rates higher than the state. Two counties – Allendale (37.3%) and Dillon (32.1%) – have rates more than twice that of the state, and fifteen counties have poverty rates higher than 20% or higher. These are shown below.

AP-85 Other Actions

South Carolina Counties 2018 Small Area Income and Poverty Estimates

| County | 2018 Poverty Rate |
|---------------------|-------------------|
| Allendale County | 37.3 |
| Dillon County | 32.1 |
| Marlboro County | 30.0 |
| Lee County | 28.1 |
| Bamberg County | 26.7 |
| Clarendon County | 26.4 |
| Williamsburg County | 26.0 |
| Orangeburg County | 25.9 |
| Hampton County | 25.8 |
| Marion County | 25.5 |
| Fairfield County | 23.7 |
| Darlington County | 23.5 |
| Barnwell County | 22.4 |
| Chesterfield County | 20.9 |
| Union County | 20.4 |

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, by addressing issues which are obstacles to economic opportunity. More than \$60 million has been appropriated for Rural Development, to focus on issues and funding in the state's most rural and distressed areas. This funding will be managed, along with CDBG, by the Department of Commerce. Program planning and development is underway and expected to continue to during the 2020 Program Year. CDBG funds for 2020 will continue to be used to help achieve the economic opportunity objective by making funding available for projects that will help address 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

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AP-85 Other Actions

Program Description describes programs of CDBG funding that can assist with expanding economic opportunity and business development or job creation/retention for the 2020 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: SC Housing. 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.

AP-85 Other Actions

Discussion:

- 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. This program is also winding down.
- 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.

AP 90 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 |
| Total Program Income: | 18,000 |

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% |

AP 90 Program Specific Requirements

HOME Investment Partnerships 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:

There are no plans to finance homeownership activities.

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:

There are no plans to finance homeownership activities.

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.

AP 90 Program Specific Requirements

Emergency Solutions Grant Program 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.

All four CoC's have established a basic CES system. Right now State ESG staff, as well as a HUD representative, participate in the policy and procedures standards committee. Currently, highest ranking of VI-SPADAT + location and other various attributes will get an individual served first in CES.

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

Awards will be made through an application and scoring process. Applications received from agencies in one Continuum of Care region will be compared to other applications from other agencies within their continuum as opposed to all applications from all areas of the State. This was new beginning in 2018, at which time State ESG staff also began consulting with each continuum to help identify specific needs in each continuum.

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.

Homeless participation is a requirement of the application. Failure to demonstrate this in an application means the application is incomplete and therefore not eligible.

5. Describe performance standards for evaluating ESG.

Subrecipients are evaluated based on planned expenditures vs actual expenditures. While this is the most important aspect, ESG staff also look at planned number of people served vs actual people served and take into account accurate and timely submission of all requested reports and information.

**AP 90 Program Specific Requirements
National Housing Trust Fund**

Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible Recipient: An organization, agency, or other entity (including a public housing agency, a for profit or a nonprofit entity) that receives assistance as an owner or developer to carry out an affordable housing project. An eligible recipient must:

1. Make acceptable assurances to the Authority that it will comply with the requirements of all applicable federal and state housing programs during the entire period that begins upon selection of the recipient to receive funding, and ending upon the conclusion of all funded activities;
2. Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity(ies);
3. Demonstrate its familiarity with the requirements of other federal, state, or local housing programs that may be used to ensure compliance with all applicable requirements and regulations of such programs; and
4. Have demonstrated experience and capacity to conduct an eligible activity(ies) as evidenced by its ability to own, construct, and manage and operate an affordable multifamily rental housing development.

**AP 90 Program Specific Requirements
National Housing Trust Fund**

b. Describe the grantee’s application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Financial Criteria: Each Applicant must meet a minimum financial capacity standard based on the total number of rental units to be developed:

- a. 8 - 12 total units – Applicant must have a minimum net worth of \$1 million and a minimum of \$150,000 in unrestricted liquid assets.
- b. 13 - 16 total units – Applicant must have a minimum net worth of \$1.5 million and a minimum of \$200,000 in unrestricted liquid assets.

All potential recipients must provide audited financial statements. If individuals are required as financial guarantors, compiled financial statements will be accepted for those individuals. The Authority reserves the right to perform an independent verification of assets. A form will be provided by the Authority at a later date. Financial statements must include a balance sheet dated on or after September 30, 2016.

- 1. The Authority defines liquid assets as cash, cash equivalents, and investments held in the name of the entities and/or persons, including cash in bank accounts, money market funds, U.S. Treasury bills, and equities traded on the New York Stock Exchange or NASDAQ. Certain cash and investments will not be considered liquid assets, including, but not limited to: 1) stock held in the applicant’s own company or any closely held entity, 2) investments in retirement accounts, 3) cash or investments pledged as collateral for any liability, and 4) cash in property accounts including reserves.
- 2. All liquid assets must be identified in the submitted financial statement.
- 3. If no individual member of an applicant group meets the minimum financial requirements, then members may combine assets to meet the requirements by including a combining schedule in addition to their individual statements.
- 4. The Authority reserves the right to verify information in the financial statements and all financial capacity statements made by applicants, lenders, accountants, and others. If false statements are found to have been made at any point in time, all entities and/or persons associated with the application will be debarred from all Authority programs for three (3) years.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Selection criteria are described in detail in AP-30 Method of Distribution, National Housing Trust Fund Program.

d. Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

AP 90 Program Specific Requirements National Housing Trust Fund

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. There will be a preference given to those counties in which SC Housing has not awarded HOME or NHTF funds in the last two years.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible Applicants must have experience and demonstrate their experience in developing rental housing projects similar to the one(s) proposed. Previous development experience of Rental properties using at least one (1) governmental funding source: Owners (which include individual(s), corporation(s), nonprofit(s), for profit(s), Public Housing Authorities or units of local government) will receive points for the previous development of successful rental projects utilizing at least one governmental funding source. Previous development experience must be obtained through the successful completion of affordable housing utilizing CDBG, HOME, NHTF, SC HTF, FHLB, LIHTC, NSP Rental, etc. Experience gained as an owner of another entity may be included but not as an employee of another entity. Experience in successful rental projects means coordinating the development team from the planning, financing and construction of a project through receipt of Certificates of Occupancy (COs) and reaching stabilized occupancy. Applicant must have a current ownership interest in the previous projects. Applicants must complete the Applicant Experience Certification (Form M-34).

Previous development experience of Rental properties: Owners (which include individual(s), corporation(s), nonprofit(s), for-profit(s), Public Housing Authorities or units of local government) for the previous development of successful rental projects. Experience gained as an owner of another firm may be included but not as an employee of another firm. Experience in rental projects means coordinating the development team from the planning, financing and construction of a project through receipt of Certificates of Occupancy and reaching stabilized occupancy. Applicants must have ownership interest in the previous projects.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

This year, SC Housing is not including a preference for PBRA in those applications requesting NHTF, but is utilizing the SC HTF to assist in developing NHTF-assisted units so that there is no debt burden and projects

AP 90 Program Specific Requirements National Housing Trust Fund

can operate efficiency with sufficient cash flow and therefore, ensuring rents are affordable to extremely low-income families.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

This year, SC Housing is not asking Applicants to voluntarily take on a longer affordability period than the required 30-year period. SC Housing is actually trying to assist by ensuring all awarded applications are able to cash flow for the entire 30-year period which is a difficult task.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

South Carolina's priority housing needs as listed in the State's Consolidated plan are:

- Improve affordable housing opportunities statewide, particularly rental housing.
- Support of transitional and supportive housing facilities for people with disabilities, HIV/AIDS, and other special needs.
- Preservation of affordable housing.
- Identify additional sources for rental assistance.
- Homeless prevention and rapid re-housing.

Each application must address at least one of the above priority housing needs. For the prior Con Plan program years, South Carolina's NHTF program was available to new construction affordable rental housing units only. For 2020, rehabilitation standards are included as an attachment to this Action Plan. 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.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

All applications for NHTF will also receive SC HTF, which is a non-federal funding source administered by SC

AP 90 Program Specific Requirements National Housing Trust Fund

Housing. Using non-federal funding sources is such a priority that it has been made mandatory since 2018.

4. Does the grantee’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.

Yes

5. Does the grantee’s application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee’s goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee’s maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME’s maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

SC Housing is adopting the HOME Investment Partnerships Program’s maximum per-unit subsidy limits for 2020 NHTF funding. The HOME per-unit subsidy limits are being elected for consistency as HOME funds are also used in the Authority’s Small Rental Development Program (SRDP). Currently there is only one published limit for SC. Based on our experience administering rental housing development there are no

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significant differences in costs that would require any geographic adjustment from the posted statewide limits. Adopting the existing HOME limits is allowed by HUD and cost data from 2019 SRDP applications as well as 2016, 2017 and 2018 HOME applications indicate the use of the HOME subsidy limits is appropriate for NHTF. The per-unit cap is not the only subsidy test SC Housing will use to allocate NHTF funds that are necessary for a project’s affordability and sustainability. Each application will be reviewed and analyzed for compliance with SC Housing’s underwriting criteria at initial submission and placed-in -service. Through the underwriting process SC Housing ensures that the level of subsidy provided by NHTF funds:

- Will not exceed the actual eligible development costs of the unit
- Are reasonable and necessary and in line with similar projects funded across the state
- Does not unduly enrich developers
- Does not exceed the amount necessary for the project to be successful for the duration of the affordability period.

NHTF per-unit subsidy limits will not exceed the HOME maximum per-unit subsidy limits listed below.

| Bedrooms | Elevator-type Basic Limit* | HCP | HOME Maximum Per-Unit Subsidy Limit |
|----------|----------------------------|------|-------------------------------------|
| 0 BR | \$61,281 | 240% | \$147,074 |
| 1 BR | \$70,250 | 240% | \$168,600 |
| 2 BR | \$85,424 | 240% | \$205,018 |
| 3 BR | \$110,512 | 240% | \$265,229 |
| 4BR | \$121,307 | 240% | \$291,137 |

<https://www.hudexchange.info/resource/2315/home-per-unit-subsidy/>

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee’s description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

Yes. Please see the attachments to this Action Plan for SC Housing’s proposed NHTF Rehabilitation Standards.

**AP 90 Program Specific Requirements
National Housing Trust Fund**

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A

AP 90 Program Specific Requirements HOPWA

HOPWA project sponsors are selected 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.

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.

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.

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.

HOPWA Goals are specifically addressed on *AP-70 HOPWA Goals – 91.320(k)(4)*. They are also summarized below.

One year goals:

- Short-term rent, mortgage and utility assistance to prevent individual or family homelessness: 150
- Tenant-based rental assistance: 125
- Units provided in housing facilities that are being developed, leased or operated: 8