

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

**Attachment A**  
**2021 Annual Action Plan**

Program Year: April 1, 2021- March 31, 2022

**Revised for Actual Allocation**  
**Public Comment Draft**  
**March 2021**

*Community Development Block Grants*  
*HOME Investment Partnerships*  
*National Housing Trust Fund*  
*Emergency Solutions Grants*  
*Housing Opportunities for Persons with AIDS*

# Table of Contents

2021 Annual Action Plan .....	i
Program Year: April 1, 2021- March 31, 2022 .....	i
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	1
AP-15 Expected Resources – 91.320(c)(1,2).....	4
AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e).....	8
AP-25 Allocation Priorities – 91.320(d) .....	14
AP-30 Methods of Distribution – 91.320(d)&(k) .....	18
AP-35 Projects – (Optional) .....	64
AP-38 Project Summary .....	66
AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii).....	67
AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii).....	68
AP-50 Geographic Distribution – 91.320(f) .....	69
AP-55 Affordable Housing – 24 CFR 91.320(g).....	70
AP-60 Public Housing - 24 CFR 91.320(j) .....	72
AP-65 Homeless and Other Special Needs Activities – 91.320(h).....	73
AP-70 HOPWA Goals – 91.320(k)(4).....	75
AP-75 Barriers to affordable housing – 91.320(i).....	76
AP-85 Other Actions – 91.320(j).....	78

## **AP-05 Executive Summary**

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

#### **1. Introduction**

The South Carolina 2021 Annual Action Plan falls under the new 2021-2025 State Consolidated Plan for Housing and Community Development. This 2021 Plan represents the first annual plan under the 2021-2025 five year plan, and it encompasses the five regular programs annually 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). Beginning with the 2021-2025 Consolidated Plan, the State's CDBG-DR disaster and CDBG-MIT hazard mitigation grants that will be implemented during the plan period are also included in summary form.

For the 2021 Plan year, April 1, 2021 through March 31, 2022. South Carolina will receive \$32.5 million for CDBG, HOME, ESG and HOPWA, plus an estimated \$3 million for NHTF. (NHTF estimated funding is based on funding level with last year.) 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 2021 Plan year. The State will also be implementing the CDBG-DR Hurricane Florence and CDBG-DR Mitigation Action Plans during the program year, and funding and eligible activities, along with high-level goals, are also included in this Plan. However, each of these disaster programs has its own separate Action Plan which contains all pertinent details. The State will also receive \$790,557 in Recovery Housing Program (RHP) funding which is new for 2021, but which will have its own separate Action Plan and reporting through HUD DRGR systems and is not included in this plan.

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. The SC Disaster Recovery Office administers the CDBG-DR and CDBG-MIT programs. All four State agencies collaborated to complete this Plan, along with the SCDRO and 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 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 2021 Annual Plan consists of this Executive Summary as well as two other sections: the Process

## AP-05 Executive Summary

Section, which describes the public input process for the 2021 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.

### 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.*

HUD allows a broad range of activities for CDBG, HOME, NHTF, ESG, HOPWA and CDBG-DR and CDBG-MIT. CDBG provides resources for community development, which may include construction public infrastructure, public facilities and public improvements; public services; activities relating to energy conservation and renewable energy resources; and assistance to local governments to help locate new or expand existing business and industry and create or retain jobs. HOME is used for single-family and multifamily housing activities, which may include providing homeownership and rental assistance; building or rehabilitating housing for rent or ownership for eligible households; and tenant-based rental assistance to subsidize rent for low-income persons. ESG funds projects which may include supportive services to homeless individuals and families, outreach to unsheltered homeless, emergency shelter/transitional housing, homelessness prevention and re-housing assistance to those who have become homeless. HOPWA is dedicated to the housing and supportive service needs of people living with HIV/AIDS and their families, which may include operational support for community-based housing facilities operations; tenant based rental assistance; short-term payments for rent, mortgage and utilities; and supportive services such as case management, substance abuse and mental health treatment, job training and placement assistance, and assistance with daily living. CDBG-DR provides resources to repair or reconstruct single-family homeowner and rental housing units affected by disasters in South Carolina that still had unserved damage. CDBG-MIT provides funds for mitigation activities that will increase resilience to natural disasters and reduce or eliminate long-term risk by lessening the impact of future disasters.

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

- New Affordable Rental Housing
- Rehabilitation to Create New Affordable Housing or Preserve Existing Affordable Housing
- Repair or reconstruct single family homeowner and rental housing affected by disasters\*
- Operating Funds for Facility-Based Housing Units
- Homeownership & Rental Assistance
- Tenant-based Rental Assistance
- Short-Term Rent, Mortgage & Utility Assistance
- Homeless Prevention & Rapid Re-Housing
- New or Upgraded Public Infrastructure and Improvements, Community Facilities & Services
- Hazard Mitigation Activities including Public Facilities Improvements and Acquisition\*
- Homeless Shelter, Services & Outreach

## **AP-05 Executive Summary**

- Supportive Services for People with HIV/AIDS
- Downtown & Neighborhood Revitalization
- Community and Regional Planning
- Support New or Retention of Existing Jobs
- Community Economic Development

*\* CDBG-DR and CDBG-MIT activities will be undertaken under separate Action Plans for these funding sources. Funding and high level goals are included for CDBG-DR and CDBG-MIT but details can be found in the related Action Plans on the SC Disaster Recovery Office website at <https://admin.sc.gov/SCDRO>.*

## AP-15 Expected Resources

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

#### Introduction

The state's 2021 allocations for CDBG, HOME, HOPWA and ESG will total \$32.5 million. 2021 NHTF funding has not yet been announced but, if level with 2020, will represent an additional \$3 million. The table below therefore reflects actual 2021 funding for CDBG, HOME, ESG and HOPWA, anticipated funding for NHTF, and anticipated program income or prior year resources. Once the NHTF allocation is known, the table below will be revised to reflect actual 2021 resources.

Note that CDBG-DR and CDBG-MIT are included as funding sources, even though this funding is being administered under and is governed by separate Annual Action Plans for these disaster and mitigation grants. These disaster funds have already been awarded, and additional funding is not expected during the 2021-2025 Consolidated Plan period for the specific disasters for which they were awarded. Additional funds, should they be awarded for disasters that may occur during the Con Plan period, will be shown on the same line items, with the amounts incremented.

#### 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	20,158,757	18,000	0	20,176,757	80,000,000	This is the first annual plan for the current 5-year Consolidated Plan period. Additional CDBG funds are estimated at \$20 million per year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA Short-Term Rental Assistance	7,196,994	4,068,955	1,189,514	12,455,463	28,000,000	This is the first annual plan for the current 5-year Consolidated Plan period. Additional HOME funds are estimated at \$7 million per year.

## 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	Multifamily rental new construction Multifamily rental rehab	3,000,000	0	0	3,000,000	12,000,000	This is the first annual plan for the current 5-year Consolidated Plan period. Additional NHTF funds are estimated at \$3 million per year.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,528,669	0	250,000	2,778,669	2,000,000	This is the first annual plan for the current 5-year Consolidated Plan period. Additional HOPWA funds are estimated at \$2 million per year.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,574,853	0	100,000	\$2,674,853	10,000,000	This is the first annual plan for the current 5-year Consolidated Plan period. Additional ESG funds are estimated at \$2.5 million per year.
CDBG-DR	public - federal	Acquisition Single family rehabilitation Multifamily rehabilitation	0	0	72,075,000	72,075,000	0	Funds were received for Hurricane Matthew, which are largely expended, and Hurricane Florence. The amount shown indicates the total awarded for Florence.
CDBG-MIT	Public – federal	Acquisition Public Infrastructure	0	0	157,590,000	157,590,000	0	CDBG-MIT funding was received for Hazard Mitigation.

**Table 1 - Expected Resources – Priority Table**

## **AP-15 Expected Resources**

### **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.

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.

#### **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. Action Plans for these programs can be found on the SC Disaster Recovery Office (SDRO) website.

In April 2018, HUD announced an allocation of \$157.6 million in CDBG Mitigation (CDBG-MIT) funds to South Carolina. The State's CDBG-MIT Action Plan is posted on the SC Disaster Recovery Office (SCDRO) website at <https://admin.sc.gov/SCDRO> . These funds will be used for acquisition and public infrastructure improvements needed to improve resiliency and reduce the future impacts of natural disasters.

CDBG-DR funding to assist with the aftermath of Hurricane Florence was announced in May 2019. South Carolina will receive \$72 million and the State's CDBG-DR Hurricane Florence Action Plan is posted on the SC Disaster Recovery Office website at <https://admin.sc.gov/SCDRO>. Funds will be used for acquisition and single and multifamily rehabilitation.

#### **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.



## **AP-15 Expected Resources**

### **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.

### **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**

## 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 2021 Funding	Proposed 2021 Goal & IDIS Outcome Measure
1a	New Affordable Rental Housing	2021	2025	Affordable Housing		Affordable Housing	HOME: \$9,360,764 Housing Trust Fund: \$1,890,000	Rental units constructed: 100 Household Housing Unit
1b	Preserve Existing Affordable Housing	2021	2025	Affordable Housing		Preservation of Existing Affordable Housing	HOME: \$2,100,000 NHTF: \$810,000	Rental units rehabilitated: 24 Household Housing Unit
2	Operating Funds for Facility-Based Housing Units	2021	2025	Affordable Housing Non-Homeless Special Needs		Transitional and Supportive Housing	HOPWA: \$189,000	HIV/AIDS Housing Operations: 16 Household Housing Unit
3	Homeownership Assistance	2021	2025	Affordable Housing		Affordable Housing	HOME: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted
4	Tenant-based Rental Assistance for Special Needs Households	2021	2025	Affordable Housing Non-Homeless Special Needs		TBRA Rental Assistance for People Living with HIV/AIDS & Others with Special Needs	HOPWA: \$813,750 HOME: \$175,000	Tenant-based rental assistance / Rapid Rehousing: 144 Households Assisted (HOPWA 126 + HOME DMH 18)
5	Short-Term Rental Assistance and HOPWA STRMU (Short Term Rent, Mortgage & Utility Assistance)	2021	2025	Affordable Housing Non-Homeless Special Needs		Short-term Rental Assistance for People Living with HIV/AIDS and Low Income Households	HOPWA: \$454,560 HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 267 Households Assisted (HOPWA 217+ HOME 50)
6	Homeless Prevention & Rapid Re-Housing	2021	2025	Homeless		Homeless Prevention and Rapid Re-Housing	ESG: \$849,702	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homelessness Prevention: 175 Persons Assisted

## AP-20 Annual Goals & Objectives

Goal #r	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Estimated 2021 Funding	Proposed 2021 Goal & IDIS Outcome Measure
7	Homeless Shelter, Services & Outreach	2021	2025	Homeless		Homeless Facilities and Services	ESG: \$1,274,553	Homeless Person Overnight Shelter: 3,000 Persons Assisted Other -Outreach: 2,000 Other (Persons)
8	Supportive Services for People with HIV/AIDs	2021	2025	Non-Homeless Special Needs		Supportive Services for People Living with HIV/AIDS (including Permanent Housing Placement)	HOPWA: \$1,075,146	Other - Supportive Services: 1,500 Other (Persons Assisted)
9	New or Upgraded Public Infrastructure & Facilities	2021	2025	Non-Housing Community Development		Community Infrastructure, Facilities & Services	CDBG: \$11,953,995	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
10	Neighborhood Revitalization	2021	2025	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
11	Community Economic Development	2021	2025	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity	CDBG: \$4,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
12	Support New or Retention of Existing Jobs	2021	2025	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 2021 Funding	Proposed 2021 Goal & IDIS Outcome Measure
13	Community and Regional Planning	2021	2025	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity	CDBG: \$500,000	Other: 40 Other
14	CDBG-DR Housing Rehabilitation	2021	TBD	Disaster Response		Affordable Housing Rehabilitation	CDBG-DR: \$72,075,000	Acquisition: 39 Household Housing Unit Homeowner units rehabilitated: 305 Household Housing Unit Rental units rehabilitated: 15 Household Housing Unit
15	CDBG-MIT Mitigation	2021	TBD	Hazard Mitigation and Resiliency		Community Infrastructure Planning	CDBG-MIT \$157,590,000	Other: 128 Other (Plans, FEMA Match, Acquisition and Public Facilities Projects)

**Table 2 – Goals Summary**

## AP-20 Annual Goals & Objectives

### Goal Descriptions

1a	<b>Goal Name</b>	New Affordable Rental Housing
	<b>Goal Description</b>	Increase the supply of affordable rental units for extremely low- to moderately low-income households.
1b	<b>Goal Name</b>	Preserve Existing Affordable Housing
	<b>Goal Description</b>	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. NHTF funds are allocated for this goal for 2021, 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	<b>Goal Name</b>	Operating Funds for Facility-Based Housing Units
	<b>Goal Description</b>	Support transitional and supportive housing facilities for people with special needs
3	<b>Goal Name</b>	Homeownership Assistance
	<b>Goal Description</b>	HOME may choose, during the Consolidated Plan period, to allocate funding for homeownership, but other funding is available for this activity and rental continues to be a higher priority. For this reason, 2021 HOME funding is prioritized for rental construction and rehabilitation. There is no 2021 goal for homeownership.
4	<b>Goal Name</b>	Tenant-based Rental Assistance for Special Needs Households
	<b>Goal Description</b>	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	<b>Goal Name</b>	Short Term Rental Assistance & HOPWA STRMU (Short-Term Rent, Mortgage & Utility Assistance)
	<b>Goal Description</b>	Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS 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).
6	<b>Goal Name</b>	Homeless Prevention & Rapid Re-Housing
	<b>Goal Description</b>	Prevent homelessness and/or assist with rapid re-housing or transition to permanent housing
7	<b>Goal Name</b>	Homeless Shelter, Services & Outreach
	<b>Goal Description</b>	Support organizations that provide emergency shelter or essential supportive services to homeless individuals and families, both sheltered and unsheltered, and/or that provide outreach to unsheltered homeless

## AP-20 Annual Goals & Objectives

8	<b>Goal Name</b>	Supportive Services for People with HIV/AIDs (including Permanent Housing Placement)
	<b>Goal Description</b>	Provide supportive services and permanent housing placement services to persons with special needs to promote independent living.
9	<b>Goal Name</b>	New or Upgraded Public Infrastructure & Facilities
	<b>Goal Description</b>	Contribute to the creation of healthy and sustainable residential communities by providing funding for new or upgraded infrastructure, facilities or services, including water, sewer, roads, drainage or other activities that address health concerns, help meet required quality standards and ensure community sustainability, contribute to a more viable regional infrastructure solution, provide new access to services where needed to support business or community needs where it is cost effective to do so.
10	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Develop sustainable communities through revitalization of residential neighborhoods using comprehensive strategies for linking commercial revitalization successes with improvements to community neighborhoods. This typically involves multiple activities prioritized to address basic infrastructure and safety first and, where feasible, geographically concentrated in order to achieve the greatest impact. Eligible activities include infrastructure, public facilities, housing infrastructure or other activities to support workforce housing, demolition and clearance, and public services.
11	<b>Goal Name</b>	Community Economic Development
	<b>Goal Description</b>	Help create more viable communities that can compete more effectively for new business development opportunities, provide more supportive environments for existing businesses to grow and thrive, and thereby create communities that are more sustainable and offer local residents greater quality of life and individual economic opportunity. The CDBG Community Enrichment Program is the primary tool for accomplishing this by funding public facilities, services and other activities that strengthen existing communities and support a higher quality of life.
12	<b>Goal Name</b>	Support New or Retention of Existing Jobs
	<b>Goal Description</b>	Support the creation or retention of jobs as a means of providing or expanding economic opportunity in the form of jobs to primarily low- and moderate-income individuals. The CDBG Business Development Program is the primary tool for accomplishing this by providing financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy.
13	<b>Goal Name</b>	Community and Regional Planning
	<b>Goal Description</b>	Assist local governments in developing plans and building local community development capacity to build the capacity to effectively determine community needs, establish both long-term goals and short-term objectives, and develop plans for carrying out effective strategies to address community needs. Accomplishments are measured in terms of the number of communities assisted.

## AP-20 Annual Goals & Objectives

<b>15</b>	<b>Goal Description</b>	<p>CDBG-DR Disaster Response Housing Rehabilitation</p> <p>CDBG-DR Hurricane Florence activities include single family, owner-occupied housing rehabilitation, acquisition of single family housing, and rental housing repair. Activities specifically include Repair/Rehabilitation of existing housing units, replacement of damaged Manufactured Housing Units (MHUs) deemed unrepairable through a feasibility review, reconstruction of disaster-damaged stick-built homes, consideration of limited relocation assistance on a case by case basis, minor rehabilitation of affordable rental housing to effect repairs, acquisition of existing residential units, and inclusion, during the execution of these activities, as needed and appropriate, identification of opportunities for mitigation enhancement measures, improvement of resilience, and ancillary improvements such as elevation and access ramps.</p>
<b>16</b>	<b>Goal Description</b>	<p>CDBG-MIT Hazard Mitigation</p> <p>CDBG-MIT activities will include: a) various types of infrastructure improvements and related planning to improve resiliency and reduce flood risk, b) matching funds for FEMA assistance, and c) acquisition of contiguous residential parcels of land for uses compatible with open space, recreational, natural floodplain functions, wetlands management practices, or ecosystem restoration. The acquired property will be subject to a permanent covenant on its continued use to preserve the floodplain. The term “buyout” refers to the acquisition of properties with the intent to reduce risk from future flooding.</p> <p>For infrastructure projects, Phase 1 will include planning funds to assist jurisdictions without “shovel-ready” projects in the development of flood-reduction studies with the intent of identifying appropriate projects for execution during Phase 2. Phase 2 will commence at the start of year 3.</p>

**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 2021, 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 estimated 2021 funding for each program or activity to be funded in 2021. 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 2021 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.

CDBG-DR and CDBG-MIT are not included in the tables below. Please see the CDBG-DR Hurricane Florence Action Plan and the CDBG-MIT Action Plan. Both can be found on the SC Disaster Recovery Office website at [www.admin.sc.gov/SCDRO](http://www.admin.sc.gov/SCDRO).



## 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 & Services (%)	Neighborhood Revitalization (%)	Community Economic Development (%)	Support New or Retention of Existing Jobs (%)	Community and Regional Planning (%)	Total (%)
CDBG	0	0	0	0	0	0	0	0	0	61	5	21	10	3	<b>100</b>
HOME	80	0	0	1	1	0	18	0	0	0	0	0	0	0	<b>100</b>
HOPWA	0	7	0	32	18	0	0	0	42	0	0	0	0	0	<b>100</b>
ESG	0	0	0	0	0	40	0	60	0	0	0	0	0	0	<b>100</b>
HTF	70	0	0	0	0	0	30	0	0	0	0	0	0	0	<b>100</b>
Housing Trust Fund	100	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>100</b>

**Table 3 – Funding Allocation Priorities**

	Housing Rehabilitation	Public Improvements	Total (%)
CDBG-DR	100		<b>100</b>
CDBG-MIT		100	<b>100</b>

## **AP-25 Allocation Priorities**

### **Reason for Allocation Priorities**

The CDBG, HOME and NHTF, and ESG programs for 2021 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**

A CDBG-DR allocation was announced in 2019 for Hurricane Florence, as well as a CDBG Disaster Mitigation (CDBG-MIT) allocation. The State's CDBG-DR Hurricane Florence and CDBG-MIT Mitigation Action Plans are posted on the SC Disaster Recovery Office (SCDRO) website. Please see the SC Disaster Recovery Office website at <https://admin.sc.gov/SCDRO> for additional information and pertinent details regarding the methodology and needs assessment underlying the allocation priorities and for all CDBG-DR allocations and activities.

### **HOME**

HOME funding will be made available for rental assistance, short-term rental assistance and tenant based rental assistance (TBRA). TBRA will be available for non-special needs households, as well as for special needs households through HOME's partnership with the SC Department of Mental Health. HOME will also provide short term rental assistance in the form of security deposits. 100% of NHTF funds address rental development. Effective with the 2020 Annual Action Plan, when NHTF Rehabilitation Standards were first included in the Annual Plan and approved by HUD, NHTF funding will be available for rehabilitation as well as new construction rental projects. However, depending on NHTF funding availability, HOME funding may also 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

## **AP-25 Allocation Priorities**

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](http://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](http://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.

### **ESG**

The Emergency Solutions Grant Program plans to distribute its 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%.

### **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.

## 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. For CDBG-DR and CDBG-MIT, please see the appropriate Annual Action Plan for these disaster programs.

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 2021 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. HOME funds will be available for non-special needs as well as special needs TBRA, and NHTF funding will be available for rehab of existing affordable housing units. (HOME funding may also be used for this purpose, depending on the 2021 NHTF allocation.) This is in addition to HOME funding for new construction of rental units and short term rental assistance in the form of security deposits.
- ESG makes funds available through one competitive funding round each year and will do so again this year to distribute the 2021 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 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.

## **AP-30 Methods of Distribution**

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**

<b>State Program Name:</b>	<b>Community Development Block Grant Program</b>
<b>Funding Sources:</b>	CDBG
<b>Describe the state program addressed by the Method of Distribution.</b>	<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>
<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<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 2021, 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**

<p><b>State Program Name:</b></p>	<p><b>Community Development Block Grant Program</b></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

<b>State Program Name:</b>	<b>Community Development Block Grant Program</b>
	<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>
<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG Only)</b>	<p>Each year, the SC Department of Commerce Grants Administration Division updates its annual plan or CDBG Program Description and applicant guidance documents and posts them on the <a href="https://www.cdbgSC.com">https://www.cdbgSC.com</a> website. These include the CDBG Program Description, CDBG Application Guidelines and CDBG Implementation Manual, as well as other information helpful to potential applicants. Application 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>
<b>Describe how resources will be allocated among funding categories.</b>	<p>The State’s 2021 CDBG allocation is \$20,158,757. The State plans the following distribution:</p> <ul style="list-style-type: none"> <li>• Community Infrastructure - \$11,353,995</li> <li>• Community Enrichment - \$3,000,000</li> <li>• Neighborhood Revitalization - \$1,000,000</li> <li>• Special Projects &amp; Public Services - \$1,000,000</li> <li>• Ready to Go - \$600,000</li> <li>• Business Development - \$2,000,000</li> <li>• Regional Planning - \$500,000</li> <li>• State Administration - \$503,175*</li> <li>• State Technical Assistance - \$201,587*</li> </ul>



## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

### State Program Name: Community Development Block Grant

<b>State Program Name:</b>	<b>Community Development Block Grant Program</b>
	<p>Note that for AP-20 Goals funding and AP-25 Allocation Priorities percentage calculations, Special Projects &amp; Public Services and Ready to Go have been included with Public Infrastructure, Facilities &amp; Services.</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>
<b>Describe threshold factors and grant size limits.</b>	<p><b><u>Grant Maximums:</u></b></p> <p>CDBG grant maximums and minimums have been established for each Program:</p> <ul style="list-style-type: none"> <li>• Community Infrastructure - \$750,000* maximum, \$50,000 minimum</li> <li>• Community Enrichment - \$750,000** streetscape projects/\$500,000** maximum otherwise, \$50,000 minimum</li> <li>• Neighborhood Revitalization - \$750,000 for projects that include infrastructure/\$500,000 otherwise, \$50,000 minimum</li> <li>• Special Projects - \$200,000** maximum and \$50,000 minimum</li> <li>• Ready to Go - \$500,000 maximum*, \$50,000 minimum</li> <li>• Economic Development - \$10,000 per job maximum and \$50,000 minimum</li> <li>• Regional Planning - \$50,000</li> </ul> <p>* Waivers of the grant maximum for the Community Infrastructure Program 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>** Due to federal caps on public services/equipment, the number and amount of grants for public services out of Community Enrichment and Special Projects &amp; Public Services may be limited. Also, Community Enrichment Program planning grants are subject to a \$25,000 maximum with a potential waiver for infrastructure studies with adequate documentation. Waivers of the grant maximum may also be considered for large scale brownfield cleanup and building projects with significant number of beneficiaries (i.e. a county-wide health department or DSS facility). A written waiver request explaining the rationale must be submitted for consideration with the application request.</p>

**AP-30 Methods of Distribution**

Table 4 - Distribution Methods by State Program- CDBG

**State Program Name: Community Development Block Grant**

<p><b>State Program Name:</b></p>	<p><b>Community Development Block Grant Program</b></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><b><u>Threshold</u></b></p> <p>As a performance-based incentive, a unit of local government can apply for an additional Community Development grant if it has no more than two open CDBG grants (excluding Business Development or Regional Planning grants). However, the open grants must not have exceeded a 30 month grant period.</p> <p>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"> <li>• There is an urgent or compelling need for immediate assistance, such as an imminent health threat to the public, or</li> <li>• It is determined that lack of performance on an open grant is due to unavoidable circumstances or conditions beyond the control of the local government. If problems are determined to be administrative, the local government may be allowed to apply if a different grant administrator is responsible for the new application/project.</li> </ul> <p>A unit of local government may not apply for Community Development funds if it has any open grant which has not been programmatically closed due to the local government's lack of compliance with significant programmatic or financial requirements of the program. A grant may not be awarded to a local government which has a serious, outstanding audit or monitoring finding involving the potential for significant monetary restitution or non-responsiveness on any previously funded CDBG grant.</p>
<p><b>What are the outcome measures expected as a</b></p>	<p>All projects are required to propose a level of benefit and performance outcomes they expect the project will achieve as a result of the use of CDBG funds. Projects are evaluated on this basis, along with all other scoring criteria, and projects must demonstrate that they have achieved performance goals once all project funds have</p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- CDBG

### State Program Name: Community Development Block Grant

<b>State Program Name:</b>	<b>Community Development Block Grant Program</b>
<b>result of the method of distribution?</b>	been expended, as part of the grant closeout process. Accomplishments are reported annually in the State's Consolidated Performance and Evaluation Report, or CAPER.

#### 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- HOME

<p><b>State Program Name:</b></p>	<p><b>HOME Investment Partnerships Program</b></p>
<p><b>Funding Sources:</b></p>	<p>HOME</p>
<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>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.</p>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria. (continued)</b></p>	<p>Points will be awarded as outlined in this section. Both positive and negative points may be assessed.</p> <p><b><u>Performance Issues - SC Housing Programs</u></b></p> <p>Negative points will be assessed on the Applicant’s previous performance with any of SC Housing’s Programs.</p> <ol style="list-style-type: none"> <li>1. Applicant was suspended from participating in any SC Housing program, at any point in time, regardless of whether or not the suspension has been lifted. <b>-15 Points</b></li> <li>2. Awarded funds were de-obligated or rescinded by SC Housing 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 SC Housing. <b>-10 Points</b></li> <li>3. The Applicant received a HOME or NHTF award within the last five years that took more than 42 months to complete. <b>-10 Points</b></li> </ol> <p><b>NEW CONSTRUCTION SCORING CRITERIA</b></p> <p><b>A. Positive Site Characteristics</b></p> <p>Applications may be awarded up to <b>60</b> points for the following positive site characteristics.</p> <ol style="list-style-type: none"> <li>I. Up to <b>40</b> points for the site’s Census tract score on the Palmetto Opportunity Index (POI), as indicated in Appendix C. <ul style="list-style-type: none"> <li>“Very High” will receive 40 points</li> <li>“High” will receive 30 points</li> <li>“Moderate” will receive 20 points</li> <li>“Low” will receive 10 points</li> <li>“Very Low” will receive 0 points</li> </ul> </li> </ol>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

State Program Name:	HOME Investment Partnerships Program
	<p>If the proposed development is located in more than one tract, the score will be the lowest.</p> <p>2. Up to <b>10</b> points based on the number of jobs paying between \$1,251 and \$3,333 per month in a one-mile radius for Group A counties and a two-mile radius for Groups B and C, as displayed on the U.S. Census Bureau's OnTheMap tool for the Longitudinal Employment Household Dynamics database.</p> <p>Applications will earn points as follows:</p> <ul style="list-style-type: none"> <li>• 10 points for at least 5,000 jobs.</li> <li>• 8 points for 4,000 to 4,999 jobs.</li> <li>• 6 points for 3,000 to 3,999 jobs.</li> <li>• 4 points for 2,000 to 2,999 jobs.</li> <li>• 2 points for 1,000 to 1,999 jobs.</li> </ul> <p>4. <b>5</b> points for being located entirely within a Qualified Opportunity Zone (QOZ).</p> <p>5. <b>5</b> points for <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><b><u>Negative Site Characteristics:</u></b></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>1. <b>1 point</b> deducted for each instance of a site within:</p> <ol style="list-style-type: none"> <li>a. five hundred (500) feet of an easement containing an electric substation, whether it is active or inactive</li> <li>b. one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant</li> <li>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</li> <li>d. one-quarter (1/2) mile of a sewage treatment plant</li> <li>e. one-quarter (1/4) mile of any jail, prison, detention center or correctional facility (not including a temporary holding facility).</li> </ol> <p>2. <b>2 points</b> 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>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	<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. <b>3 points</b> 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. one-quarter (1/2) 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><b><u>Affordable Housing Shortage:</u></b></p> <p>A total of <b>10 points</b> may be awarded based on the local shortage of affordable housing.</p> <p>1. Up to <b>10</b> points based on the shortage of affordable housing in the county:</p> <p style="padding-left: 40px;">10 points – Beaufort</p> <p style="padding-left: 40px;">8 points – Georgetown, Greenville, Greenwood, Richland</p> <p style="padding-left: 40px;">6 points – Charleston, Laurens, Oconee, York</p> <p style="padding-left: 40px;">5 points – Allendale, Anderson, Bamberg, Cherokee, Chesterfield, Dorchester, Horry, Jasper, Lexington, Marlboro, Orangeburg</p> <p style="padding-left: 40px;">4 points – Abbeville, Aiken, Berkeley, Clarendon, Colleton, Kershaw, Pickens, Spartanburg</p> <p style="padding-left: 40px;">3 points – Darlington, Florence, Lancaster, Marion, Sumter, Union</p> <p style="padding-left: 40px;">2 points – Calhoun, Dillon, Fairfield, Hampton, Williamsburg</p> <p style="padding-left: 40px;">1 point – Barnwell, Chester, Edgefield, Lee, McCormick, Newberry, Saluda</p> <p>2. <b>5</b> points to a project that is located in a county that did not receive an SRDP award in 2016, 2017, 2018, 2019, or 2020.</p> <p><b><u>Sustainable Building:</u></b></p> <p>Applications will earn <b>5 points</b> for committing to meet green and energy efficiency sustainable building requirements for one of the following sustainable building certifications:</p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<p><b>HOME Investment Partnerships Program</b></p> <ol style="list-style-type: none"> <li>1. Enterprise’s Enterprise Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider);</li> <li>3. US Green Building Council’s LEED for Homes certification program;</li> <li>4. Home Innovation Research Lab’s National Green Building Standard, meeting Bronze level or higher; or</li> <li>5. Southface Energy Institute and Greater Atlanta Home Builders Association’s EarthCraft certification programs, based on development type.</li> <li>6. High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program.</li> </ol> <p>The application must include an <b><i>SRDP Application Exhibit 24 – Sustainable Building Certification</i></b> from a responsible green and/or energy professional affiliated with the certifying party selected that the project will meet such requirements.</p> <p><b><u>Leveraging:</u></b></p> <p>Applications may receive up to <b>10 points</b> for leveraging outside funds. The application must include an executed commitment letter(s) to receive points.</p> <ol style="list-style-type: none"> <li>1. Applications will earn <b>0.2 points</b> for each percentage point of total development cost funded through a source other than SC Housing, up to a maximum of <b>5 points</b>. 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.</li> <li>2. Additionally, up to <b>5 points</b> 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 committed per low-income unit: <ul style="list-style-type: none"> <li>• <b>5 points</b> for \$10,000 or more</li> <li>• <b>4 points</b> for \$7,001 to \$9,999</li> <li>• <b>3 points</b> for \$5,001 to \$7,000</li> <li>• <b>2 points</b> for \$3,001 to \$5,000</li> <li>• <b>1 point</b> for \$1,000 to \$3,000</li> </ul> </li> </ol> <p><b><u>Revitalization or Local Policies:</u></b></p> <ol style="list-style-type: none"> <li>1. An application will receive up to <b>10</b> points for the following for the following concerted community revitalization plan (CCRP) components: <ol style="list-style-type: none"> <li>a. <b>2</b> points for map of the area, that includes the project’s location and a thorough description of the community, including:</li> </ol> </li> </ol>
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## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	<ul style="list-style-type: none"> <li>• a justification for why the area is neither too large to be a target for concerted investment nor too small to represent a meaningful section of the community;</li> <li>• a thorough description of the physical, economic, and demographic characteristics of the community;</li> <li>• a comprehensive survey of community amenities that currently exist, including employment, commercial facilities, transportation options, and public amenities; and</li> <li>• a record of all residential, commercial, industrial, and/or civic developments that have taken place over the last five years.</li> </ul> <p>b. A plan for the next five years of investment in the community, including:</p> <ul style="list-style-type: none"> <li>• <u>1</u> point for any planned residential, commercial, retail, industrial, and/or civic developments or as related service improvements and other accomplishments demonstrating broad-based revitalization activity in the area;</li> <li>• <u>1</u> point for a detailed description of all funding sources committed to community redevelopment;</li> <li>• <u>1</u> point for a plan to utilize sustainable mixed-income policies to prevent the concentration of poverty;</li> <li>• <u>1</u> point for an accounting of the potential barriers to success and how to overcome them.</li> </ul> <p>c. <u>2</u> points for documentation showing the CCRP was developed involving extensive input from the general public, elected officials, and private stakeholders.</p> <p>d. <u>2</u> points if at least one building in the development would be located in a QCT.</p> <p>2. Alternatively, for <u>5</u> points, the application may include a letter detailing measures taken by the local government (city or town if within an incorporated area or the county if not) to increase the quantity of affordable housing and develop a resilient community. Policies include, but are not limited to,</p> <ul style="list-style-type: none"> <li>• accessory dwelling unit legalization,</li> <li>• community land trusts,</li> <li>• density bonuses,</li> <li>• eviction and homelessness diversion programs,</li> <li>• housing trust funds,</li> <li>• intergovernmental collaboration,</li> <li>• sale or lease of publicly owned land for affordable housing,</li> <li>• source of income laws,</li> <li>• zoning reforms that expand housing choice, and</li> <li>• any activities that affirmatively further fair housing.</li> </ul> <p>The application must include documentation, in the form of a local government ordinance or other official publication, to verify all claims.</p> <p><b><u>Mixed-Income Housing</u></b></p>



## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	<p>SC Housing will award up to <b>5 points</b> 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 7 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; SC Housing 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><b>In total, new construction projects are eligible to receive a total of 100 points.</b></p> <p><b><u>Evaluation of Rehabilitation Applications</u></b></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><b>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).</b></p> <p><b><u>Item 1 (20 points):</u></b> 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>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	<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><b>Item 2 (10 points):</b> 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><b>Item 3 (10 points):</b> 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><b>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.</b></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><b>Item 1 (15 points):</b> 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><b>Item 2 (10 points):</b> 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>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	<p><b>Item 3 (5 points):</b> 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><b>Criterion C (20 points): The project is within an area covered by a Concerted Community Revitalization Plan.</b></p> <p><b>Item 1 (10 points):</b> 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><b>Item 2 (10 points):</b> 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><b>Criterion D (10 points): The degree to which the project site and its surroundings support the economic empowerment of low-income households.</b></p> <p><b>Item 1 (5 points):</b> Projects will be evaluated based on local median household income as described in item (A)(1) of the 2021 SRDP new construction scoring criteria.</p> <p><b>Item 2 (5 points):</b> Projects will be evaluated based on local employment opportunities as described in item (A)(5) of the 2021 SRDP new construction scoring criteria.</p> <p><b><u>Tie Breaker Criteria</u></b></p> <p>The following factors will be used in the order listed to break a tie.</p> <ol style="list-style-type: none"> <li>A. If two or more projects have the same score, a supportive or transitional housing project will receive priority over standard rental housing.</li> <li>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.</li> <li>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.</li> <li>D. If projects remain tied after all above tie breakers have been applied, the Authority will utilize a lottery.</li> </ol>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
<b>Describe how resources will be allocated among funding categories.</b>	<p>For 2021, the Authority will receive HOME HUD funding of \$7,196,994, plus \$5,258,469 in accrued program income from 2020 and funds recaptured as a result of deobligating or rescinding funds from prior year allocations. The total of \$12,455,463 will be allocated into funding categories as follows:</p> <ul style="list-style-type: none"> <li>• Allowable set aside of ten percent (10%) for the administration of the program. Administrative funds of \$719,699 will be used for the planning, administration, allocation of indirect costs and monitoring of the program. Funds will also be used to conduct workshops to assist participants in applying for and implementing HOME funded projects.</li> <li>• Set aside of \$3,000,000 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.</li> <li>• Set aside of \$175,000 for TBRA Programs to be used in a partnership with the SC Dept of Mental Health and \$100,000 to fund SC Housing’s Rental Assistance Division programs.</li> <li>• The balance of funds will be used for rental activities.</li> </ul>
<b>Describe threshold factors and grant size limits.</b>	<p><b>Applications that do not meet the following minimum threshold requirements will be eliminated from further review.</b></p> <ol style="list-style-type: none"> <li>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"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> </li> </ol> <p>All organizations must provide audited or reviewed 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, 2019.</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</p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

State Program Name:	HOME Investment Partnerships Program
	<p>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 <b><i>SRDP Application Exhibit 7 – Previous Participation Certification</i></b>, signed by SC Housing 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"> <li>a. Open investigation(s) involving federal and/or state officials alleging fraud, misuse, waste, or abuse of funding;</li> <li>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;</li> <li>c. Delinquent payments owed to SC Housing, including but not limited to loan payments and compliance monitoring fees;</li> <li>d. Debarment or suspension from participation in any federal or state 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</li> <li>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 <b><i>SRDP Application Exhibit 22 – Audit Certification Form</i></b> 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.</li> </ol> <p>SC Housing has sole discretion in the determination of good standing and this determination it is not subject to reconsideration or appeal.</p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	<p>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>3. 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 <b><i>SRDP Application Exhibit 5 – Consultant Certification</i></b> must be completed and submitted with the Tier I application.</p> <p style="margin-left: 40px;">a. Non-profit Applicants proposing 4-8 unit new construction developments must meet the following experience requirements:</p> <p style="margin-left: 80px;">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.</p> <p style="margin-left: 80px;">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> <p style="margin-left: 40px;">b. Applicants proposing 9-39 unit new construction developments must meet the following experience requirements:</p> <p style="margin-left: 80px;">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.</p> <p style="margin-left: 80px;">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> <p style="margin-left: 40px;">c. Applicants proposing rehabilitation developments must meet the following experience requirements:</p> <p style="margin-left: 80px;">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.</p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

State Program Name:	HOME Investment Partnerships Program
	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p>d. Applications proposing the redevelopment of NSP land banked properties must meet the following experience requirements:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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.</li> </ul> <p>4. In order to be eligible to participate in the 2021 SRDP application cycle, previous HOME and NHTF awardees and their principals must have met the below deadlines. An <b>SRDP Application Exhibit 7 – Previous Participation Certification</b>, signed by SC Housing confirming percentages complete, must be submitted with ALL applications.</p> <ul style="list-style-type: none"> <li>a. All 2017 and prior projects must be officially closed out (see “project completion” definition) on or before April 15, 2021.</li> <li>b. All 2018 projects must have 75% construction completed on or before April 15, 2021, as evidenced by a completed SC Housing Inspection.</li> <li>c. 2019 projects must have completed the environmental review process, have SC Housing approval for final plans and specifications, and be in compliance with the HOME &amp; NHTF Funding Agreements, Exhibit A – Implementation Schedule as of April 15, 2021.</li> </ul> <p>5. 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>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<p><b>State Program Name:</b></p>	<p><b>HOME Investment Partnerships Program</b></p>
	<p>6. 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>7. Applicants must have site control of the proposed site(s):</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>d. For all projects requesting SRDP funds, the following language <b>must be</b> 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></li> <li>e. An <b>SRDP Application Exhibit 15 - Notice to Seller</b> 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.</li> <li>f. Sites may not be added once an application is submitted.</li> </ol>



## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

State Program Name:	HOME Investment Partnerships Program
	<p>8. 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>9. 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"> <li>1. Documentation that an <b>SRDP Application Exhibit 16A or 16B General Information Notice</b> 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.</li> <li>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.</li> <li>3. An <b>SRDP Application Exhibit 17 - Tenant Profile Form</b> completed for each tenant household.</li> <li>4. Copies of all <b>SRDP Application Exhibit 18 -Move-In Notices</b> provided to prospective and new tenants after the General Information Notices were provided to all occupied units.</li> <li>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.</li> </ol> <p>10. Physical Needs Assessment – A physical needs assessment no older than six (6) months old that meets the requirements described in <b>Appendix C – Rehabilitation Guidelines</b> 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 <b>SRDP Application Exhibit 10 - Construction Cost Addendum</b> that are not specified in the PNA.</p> <p>11. Lead-based Paint Requirements – An <b>SRDP Application Exhibit 19 - Lead Safe Housing Rule Applicability Form</b> must be submitted by <b>ALL</b> Applicants for each 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>12. Safe Drinking Water Requirements – All applicants proposing the rehabilitation or conversation 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>13. Asbestos Requirements – All applicants proposing the demolition, rehabilitation or conversion of existing structures must provide an Asbestos Inspection Report to</p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	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.
<b>What are the outcome measures expected as a result of the method of distribution?</b>	<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"> <li>• 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.</li> <li>• 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.</li> <li>• HUD Utility Schedule Model. All utility allowance calculations on the Excel Spreadsheets as part of the HUD Utility Schedule Model must be provided. The Authority reserves the right to review all backup data used for calculations. HUD link: <a href="http://www.huduser.org/portal/resources/utimodel.html">http://www.huduser.org/portal/resources/utimodel.html</a>.</li> <li>• 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.</li> <li>• On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners: <ul style="list-style-type: none"> <li>○ 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.</li> </ul> </li> </ul>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOME

<b>State Program Name:</b>	<b>HOME Investment Partnerships Program</b>
	<ul style="list-style-type: none"><li>○ Rental projects with 10 or more HOME units will be required to submit financial statements annually to determine the financial health of the project. Specifics will be determined upon release of guidance from HUD.</li></ul>

**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)

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

<b>State Program Name:</b>	<b>National Housing Trust Fund</b>
<b>Funding Sources:</b>	Housing Trust Fund
<b>Describe the state program addressed by the Method of Distribution.</b>	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. South Carolina will not distribute National Housing Trust Funds through subgrantees.
<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>Points will be awarded as outlined in this section. Both positive and negative points may be assessed.</p> <p><b><u>Performance Issues - SC Housing Programs</u></b></p> <p>Negative points will be assessed on the Applicant’s previous performance with any of SC Housing’s Programs.</p> <ol style="list-style-type: none"> <li>1. Applicant was suspended from participating in any SC Housing program, at any point in time, regardless of whether or not the suspension has been lifted. <b>-15 Points</b></li> <li>2. Awarded funds were de-obligated or rescinded by SC Housing 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 SC Housing. <b>-10 Points</b></li> <li>3. The Applicant received a HOME or NHTF award within the last five years that took more than 42 months to complete. <b>-10 Points</b></li> </ol> <p><b>NEW CONSTRUCTION SCORING CRITERIA</b></p> <p><b>B. Positive Site Characteristics</b></p> <p>Applications may be awarded up to <b>60</b> points for the following positive site characteristics.</p> <ol style="list-style-type: none"> <li>I. Up to <b>40</b> points for the site’s Census tract score on the Palmetto Opportunity Index (POI), as indicated in Appendix C. <ul style="list-style-type: none"> <li>“Very High” will receive 40 points</li> <li>“High” will receive 30 points</li> <li>“Moderate” will receive 20 points</li> <li>“Low” will receive 10 points</li> </ul> </li> </ol>

**AP-30 Methods of Distribution**

Table 4 - Distribution Methods by State Program- NHTF

<p><b>State Program Name:</b></p>	<p><b>National Housing Trust Fund</b></p>
	<p>“Very Low” will receive 0 points</p> <p>If the proposed development is located in more than one tract, the score will be the lowest.</p> <p>2. Up to <b>10</b> points based on the number of jobs paying between \$1,251 and \$3,333 per month in a one-mile radius for Group A counties and a two-mile radius for Groups B and C, as displayed on the U.S. Census Bureau's OnTheMap tool for the Longitudinal Employment Household Dynamics database.</p> <p>Applications will earn points as follows:</p> <ul style="list-style-type: none"> <li>• 10 points for at least 5,000 jobs.</li> <li>• 8 points for 4,000 to 4,999 jobs.</li> <li>• 6 points for 3,000 to 3,999 jobs.</li> <li>• 4 points for 2,000 to 2,999 jobs.</li> <li>• 2 points for 1,000 to 1,999 jobs.</li> </ul> <p>4. <b>5</b> points for being located entirely within a Qualified Opportunity Zone (QOZ).</p> <p>5. <b>5</b> points for <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><b><u>Negative Site Characteristics:</u></b></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"> <li>1. <b>1 point</b> deducted for each instance of a site within:             <ol style="list-style-type: none"> <li>f. five hundred (500) feet of an easement containing an electric substation, whether it is active or inactive</li> <li>g. one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant</li> <li>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</li> <li>i. one-quarter (1/2) mile of a sewage treatment plant</li> <li>j. one-quarter (1/4) mile of any jail, prison, detention center or correctional facility (not including a temporary holding facility).</li> </ol> </li> </ol>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

<b>State Program Name:</b>	<b>National Housing Trust Fund</b>
	<p>2. <b>2 points</b> 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> <ul style="list-style-type: none"> <li>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</li> <li>d. the application includes documentation from the utility provider stating all power lines will be underground.</li> </ul> <p>3. <b>3 points</b> deducted for each instance of a site within:</p> <ul style="list-style-type: none"> <li>c. five hundred (500) feet of any commercial junkyard or salvage yard; trash heap, landfill, dump pile, or other eyesore</li> <li>d. one-quarter (1/2) 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.</li> </ul> <p><b><u>Affordable Housing Shortage:</u></b></p> <p>A total of <b>10 points</b> may be awarded based on the local shortage of affordable housing.</p> <ul style="list-style-type: none"> <li>1. Up to <b>10</b> points based on the shortage of affordable housing in the county: <ul style="list-style-type: none"> <li>10 points – Beaufort</li> <li>8 points – Georgetown, Greenville, Greenwood, Richland</li> <li>6 points – Charleston, Laurens, Oconee, York</li> <li>5 points – Allendale, Anderson, Bamberg, Cherokee, Chesterfield, Dorchester, Horry, Jasper, Lexington, Marlboro, Orangeburg</li> <li>4 points – Abbeville, Aiken, Berkeley, Clarendon, Colleton, Kershaw, Pickens, Spartanburg</li> <li>3 points – Darlington, Florence, Lancaster, Marion, Sumter, Union</li> <li>2 points – Calhoun, Dillon, Fairfield, Hampton, Williamsburg</li> <li>1 point – Barnwell, Chester, Edgefield, Lee, McCormick, Newberry, Saluda</li> </ul> </li> <li>2. <b>5</b> points to a project that is located in a county that did not receive an SRDP award in 2016, 2017, 2018, 2019, or 2020.</li> </ul> <p><b><u>Sustainable Building:</u></b></p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

<b>State Program Name:</b>	<b>National Housing Trust Fund</b>
	<p>Applications will earn <b>5 points</b> for committing to meet green and energy efficiency sustainable building requirements for one of the following sustainable building certifications:</p> <ul style="list-style-type: none"> <li>• Enterprise’s Enterprise Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider);</li> <li>• US Green Building Council’s LEED for Homes certification program;</li> <li>• Home Innovation Research Lab’s National Green Building Standard, meeting Bronze level or higher; or</li> <li>• Southface Energy Institute and Greater Atlanta Home Builders Association’s EarthCraft certification programs, based on development type.</li> <li>• High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program.</li> </ul> <p>The application must include an <b><i>SRDP Application Exhibit 24 – Sustainable Building Certification</i></b> from a responsible green and/or energy professional affiliated with the certifying party selected that the project will meet such requirements.</p> <p><b><u>Leveraging:</u></b></p> <p>Applications may receive up to <b>10 points</b> for leveraging outside funds. The application must include an executed commitment letter(s) to receive points.</p> <ol style="list-style-type: none"> <li>1. Applications will earn <b>0.2 points</b> for each percentage point of total development cost funded through a source other than SC Housing, up to a maximum of <b>5 points</b>. 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.</li> <li>2. Additionally, up to <b>5 points</b> 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 committed per low-income unit: <ul style="list-style-type: none"> <li>• <b>5 points</b> for \$10,000 or more</li> <li>• <b>4 points</b> for \$7,001 to \$9,999</li> <li>• <b>3 points</b> for \$5,001 to \$7,000</li> <li>• <b>2 points</b> for \$3,001 to \$5,000</li> <li>• <b>1 point</b> for \$1,000 to \$3,000</li> </ul> </li> </ol> <p><b><u>Revitalization or Local Policies:</u></b></p> <ol style="list-style-type: none"> <li>1. An application will receive up to <b>10</b> points for the following for the following concerted community revitalization plan (CCRP) components:</li> </ol>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

State Program Name:	National Housing Trust Fund
	<p>a. <u>2</u> points for map of the area, that includes the project’s location and a thorough description of the community, including:</p> <ul style="list-style-type: none"> <li>• a justification for why the area is neither too large to be a target for concerted investment nor too small to represent a meaningful section of the community;</li> <li>• a thorough description of the physical, economic, and demographic characteristics of the community;</li> <li>• a comprehensive survey of community amenities that currently exist, including employment, commercial facilities, transportation options, and public amenities; and</li> <li>• a record of all residential, commercial, industrial, and/or civic developments that have taken place over the last five years.</li> </ul> <p>b. A plan for the next five years of investment in the community, including:</p> <ul style="list-style-type: none"> <li>• <u>1</u> point for any planned residential, commercial, retail, industrial, and/or civic developments or as related service improvements and other accomplishments demonstrating broad-based revitalization activity in the area;</li> <li>• <u>1</u> point for a detailed description of all funding sources committed to community redevelopment;</li> <li>• <u>1</u> point for a plan to utilize sustainable mixed-income policies to prevent the concentration of poverty;</li> <li>• <u>1</u> point for an accounting of the potential barriers to success and how to overcome them.</li> </ul> <p>c. <u>2</u> points for documentation showing the CCRP was developed involving extensive input from the general public, elected officials, and private stakeholders.</p> <p>d. <u>2</u> points if at least one building in the development would be located in a QCT.</p> <p>2. Alternatively, for <u>5</u> points, the application may include a letter detailing measures taken by the local government (city or town if within an incorporated area or the county if not) to increase the quantity of affordable housing and develop a resilient community. Policies include, but are not limited to,</p> <ul style="list-style-type: none"> <li>• accessory dwelling unit legalization,</li> <li>• community land trusts,</li> <li>• density bonuses,</li> <li>• eviction and homelessness diversion programs,</li> <li>• housing trust funds,</li> <li>• intergovernmental collaboration,</li> <li>• sale or lease of publicly owned land for affordable housing,</li> <li>• source of income laws,</li> <li>• zoning reforms that expand housing choice, and</li> <li>• any activities that affirmatively further fair housing.</li> </ul>



**AP-30 Methods of Distribution**

Table 4 - Distribution Methods by State Program- NHTF

<p><b>State Program Name:</b></p>	<p><b>National Housing Trust Fund</b></p>
	<p>The application must include documentation, in the form of a local government ordinance or other official publication, to verify all claims.</p> <p><b><u>Mixed-Income Housing</u></b></p> <p>SC Housing will award up to <b>5 points</b> 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 7 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; SC Housing 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><b>In total, new construction projects are eligible to receive a total of 100 points.</b></p> <p><b><u>Evaluation of Rehabilitation Applications</u></b></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><b>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).</b></p> <p><b><u>Item 1 (20 points):</u></b> 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</p>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

<b>State Program Name:</b>	<b>National Housing Trust Fund</b>
	<p>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 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><b>Item 2 (10 points):</b> 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><b>Item 3 (10 points):</b> 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><b>Criterion B (30 points):</b> <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.</b></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><b>Item 1 (15 points):</b> 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><b>Item 2 (10 points):</b> 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?</p>

**AP-30 Methods of Distribution**

Table 4 - Distribution Methods by State Program- NHTF

<p><b>State Program Name:</b></p>	<p><b>National Housing Trust Fund</b></p>
	<p>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> <p><b>Item 3 (5 points):</b> 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><b>Criterion C (20 points): The project is within an area covered by a Concerted Community Revitalization Plan.</b></p> <p><b>Item 1 (10 points):</b> 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><b>Item 2 (10 points):</b> 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><b>Criterion D (10 points): The degree to which the project site and its surroundings support the economic empowerment of low-income households.</b></p> <p><b>Item 1 (5 points):</b> Projects will be evaluated based on local median household income as described in item (A)(1) of the 2021 SRDP new construction scoring criteria.</p> <p><b>Item 2 (5 points):</b> Projects will be evaluated based on local employment opportunities as described in item (A)(5) of the 2021 SRDP new construction scoring criteria.</p> <p><b>Tie Breaker Criteria</b></p> <p>The following factors will be used in the order listed to break a tie.</p> <ul style="list-style-type: none"> <li>E. If two or more projects have the same score, a supportive or transitional housing project will receive priority over standard rental housing.</li> <li>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.</li> <li>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.</li> <li>H. If projects remain tied after all above tie breakers have been applied, the Authority will utilize a lottery.</li> </ul>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

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

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The Authority estimates a total of \$3,000,000 for distribution. That figure includes only the 2021 allocation estimated at level with 2020 funding, or \$3,000,000. NHTF will be used as outlined below:</p> <ul style="list-style-type: none"> <li>• Allowable set aside of ten percent (10%) 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.</li> <li>• The amount of \$2,700,000 will be set aside for the 2021 Small Rental Development Program to fund affordable rental housing developments.</li> </ul> <p><b>NOTE:</b> If funding is more than estimated, the Authority will increase rental housing programs. If funding is less than estimated, the Authority will reduce rental housing programs.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p><b>Applications that do not meet the following minimum threshold requirements will be eliminated from further review.</b></p> <ol style="list-style-type: none"> <li>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"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> </li> <li>e. All organizations must provide audited or reviewed 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, 2019.             <ol style="list-style-type: none"> <li>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</li> </ol> </li> </ol>

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

	<p style="text-align: center;">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> <ul style="list-style-type: none"> <li>ii. All liquid assets must be identified in the submitted financial statement.</li> <li>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.</li> <li>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.</li> </ul> <p>2. Applicants must be in good standing with all Authority and SC Housing Corporation administered programs. An <b><i>SRDP Application Exhibit 7 – Previous Participation Certification</i></b>, signed by SC Housing 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"> <li>3. Open investigation(s) involving federal and/or state officials alleging fraud, misuse, waste, or abuse of funding;</li> <li>4. 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;</li> <li>5. Delinquent payments owed to SC Housing, including but not limited to loan payments and compliance monitoring fees;</li> <li>6. Debarment or suspension from participation in any federal or state 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</li> <li>7. 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 <b><i>SRDP Application Exhibit 22 – Audit Certification Form</i></b> 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.</li> </ul> <p style="margin-left: 40px;">a. SC Housing has sole discretion in the determination of good standing and this determination it is not subject to reconsideration or appeal.</p>
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## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

	<p>8. 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>9. 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 <b>SRDP Application Exhibit 5 – Consultant Certification</b> must be completed and submitted with the Tier I application.</p> <ul style="list-style-type: none"> <li>a. Non-profit Applicants proposing 4-8 unit new construction developments must meet the following experience requirements: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> </li> <li>b. Applicants proposing 9-39 unit new construction developments must meet the following experience requirements: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> </li> <li>c. Applicants proposing rehabilitation developments must meet the following experience requirements: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> </li> </ul>
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## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

	<ul style="list-style-type: none"><li>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.</li><li>d. Applications proposing the redevelopment of NSP land banked properties must meet the following experience requirements:<ul style="list-style-type: none"><li>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;</li><li>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.</li></ul></li></ul> <p>10. In order to be eligible to participate in the 2021 SRDP application cycle, previous HOME and NHTF awardees and their principals must have met the below deadlines. An <b>SRDP Application Exhibit 7 – Previous Participation Certification</b>, signed by SC Housing confirming percentages complete, must be submitted with ALL applications.</p> <ul style="list-style-type: none"><li>a. All 2017 and prior projects must be officially closed out (see “project completion” definition) on or before April 15, 2021.</li><li>b. All 2018 projects must have 75% construction completed on or before April 15, 2021, as evidenced by a completed SC Housing Inspection.</li><li>c. 2019 projects must have completed the environmental review process, have SC Housing approval for final plans and specifications, and be in compliance with the HOME &amp; NHTF Funding Agreements, Exhibit A – Implementation Schedule as of April 15, 20221.</li></ul> <p>11. 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> <p>12. 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>
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## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

	<p>13. Applicants must have site control of the proposed site(s):</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>d. For all projects requesting SRDP funds, the following language <b>must be</b> 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></li> <li>e. An <b>SRDP Application Exhibit 15 - Notice to Seller</b> 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.</li> <li>f. Sites may not be added once an application is submitted.</li> </ul> <p>14. 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>15. Uniform Relocation Act Requirements – Applicants must provide all of the following for projects involving temporary or permanent relocation of tenants:</p>
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## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- NHTF

	<ol style="list-style-type: none"> <li>1. Documentation that an <b>SRDP Application Exhibit 16A or 16B General Information Notice</b> 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.</li> <li>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.</li> <li>3. An <b>SRDP Application Exhibit 17 - Tenant Profile Form</b> completed for each tenant household.</li> <li>4. Copies of all <b>SRDP Application Exhibit 18 -Move-In Notices</b> provided to prospective and new tenants after the General Information Notices were provided to all occupied units.</li> <li>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.</li> </ol> <p>16. Physical Needs Assessment – A physical needs assessment no older than six (6) months old that meets the requirements described in <b>Appendix C – Rehabilitation Guidelines</b> 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 <b>SRDP Application Exhibit 10 - Construction Cost Addendum</b> that are not specified in the PNA.</p> <p>17. Lead-based Paint Requirements – An <b>SRDP Application Exhibit 19 - Lead Safe Housing Rule Applicability Form</b> must be submitted by <u>ALL</u> Applicants for each 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>18. 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>19. 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><b>What are the outcome measures expected as a result of the method of distribution?</b></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"> <li>• Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date. Updated HOME/NHTF rents are</li> </ul>

**AP-30 Methods of Distribution**

Table 4 - Distribution Methods by State Program- NHTF

	<p>published annually by HUD and are provided on the Authority’s website. Updated SC HTF rent allowances are updated annually by SC Housing.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• HUD Utility Schedule Model. All utility allowance calculations on the Excel Spreadsheets as part of the HUD Utility Schedule Model must be provided. The Authority reserves the right to review all backup data used for calculations. HUD link: <a href="http://www.huduser.org/portal/resources/utilmodel.html">http://www.huduser.org/portal/resources/utilmodel.html</a>.</li> <li>• 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.</li> <li>• On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners:             <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Rental projects with 10 or more HOME units will be required to submit financial statements annually to determine the financial health of the project. Specifics will be determined upon release of guidance from HUD.</li> </ul> </li> </ul>
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**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)

## **AP-30 Methods of Distribution**

Table 4 - Distribution Methods by State Program- NHTF

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

<b>State Program Name:</b>	<b>Emergency Solutions Grant Program</b>
<b>Funding Sources:</b>	ESG
<b>Describe the state program addressed by the Method of Distribution.</b>	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.
<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<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"> <li>• Up to 80 points based on the applicant’s prior year performance</li> <li>• Up to 40 points based on applicant capacity</li> <li>• Up to 60 points based on financial capacity</li> <li>• Up to 40 points for the proposed project</li> <li>• Up to 10 points for other factors*</li> </ul> <p>* Other factors are unique to each project</p>
<b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b>	<p>Although states can award ESG Program funding to various recipients 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

<b>State Program Name:</b>	<b>Emergency Solutions Grant Program</b>
<b>Describe how resources will be allocated among funding categories.</b>	<p>ESG will receive a 2021 allocation of \$2,678,669. 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 2021 funding will be distributed this way:</p> <ul style="list-style-type: none"> <li>• Shelter, Services &amp; Outreach - \$1,274,553</li> <li>• Homeless Prevention and Rapid Re-housing - \$849,702 (Homeless prevention - \$318,234, Re-housing - \$531,568)</li> <li>• HMIS - \$257,485</li> <li>• State Program Admin (7.5% of the total allocation) - \$193,113</li> </ul>
<b>Describe threshold factors and grant size limits.</b>	<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>
<b>What are the outcome measures expected as a result of the method of distribution?</b>	<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)

**AP-30 Methods of Distribution**

Table 4 - Distribution Methods by State Program- ESG

## AP-30 Methods of Distribution

Table 4 - Distribution Methods by State Program- HOPWA

<b>State Program Name:</b>	<b>Housing Opportunities for Persons with HIV/AIDS (HOPWA)</b>
<b>Funding Sources:</b>	HOPWA
<b>Describe the state program addressed by the Method of Distribution.</b>	Dependent on availability of funding, the SC Department of Health & Environmental Control (DHEC) allocates HOPWA funds to TBRA and Supportive Housing Facility operating costs necessary to continue current operations. Remaining funds are allocated through a formula based on prevalence by county and allocated to Project Sponsors providing STRMU, PHP, and Supportive Services. The allocation for each of these services is determined by the Project Sponsor annually based on local needs. Estimates are initially provided. Then, once the final funding is known, if funding is reduced, all services are eligible for a proportional decrease. If funding is increased, TBRA, STRMU, PHP, and Supportive Services are eligible for a proportional increase.
<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<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>
<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	<p>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

	<p>agreements are made with the awarded entity. These contracts typically run for 3 years.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></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 2021, HOPWA was awarded \$2,528,669. In PY 21-22, DHEC will allocate funds to Project Sponsors based on HIV prevalence in the counties served. Project Sponsors will allocate based on projected local needs as estimated:</p> <ul style="list-style-type: none"> <li>• Operating Costs for Facility Based Housing - \$189,000</li> <li>• TBRA - \$813,750*</li> <li>• STRMU - \$454,560</li> <li>• Supportive Services (including Permanent Housing Placement) - \$1,075,146</li> <li>• Sponsor Admin - \$170,353</li> <li>• State Program Admin - \$75,860</li> </ul> <p>* Note that previous year funding of \$250,000 is also included in the distribution above and Total Expected Funds on AP-15. These funds will be allocated to TBRA.</p>
<p><b>Describe threshold factors and grant size limits.</b></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><b>What are the outcome measures expected as a result of the</b></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

<b>method of distribution?</b>	<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>
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### 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-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 2021. 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 4 – 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 2021, 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 2021 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 regular Consolidated Plan Programs - CDBG, HOME, NHTF, ESG and HOPWA, have each developed a plan for how they will distribute HUD funding for 2021. 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 5 - 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 2021), 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 were included in the 2020 Annual Action Plan and approved by HUD. For this Annual Plan, NHTF funding will be available for rehab, unless estimated 2021 NHTF funding is less than anticipated. In this case, the Authority may make HOME funding available.

CDBG-DR goals include goals for buyouts (acquisition), single family housing rehabilitation and rental repairs (rehabilitation). CDBG-MIT goals for acquisition are related to public facilities (green space etc. to be used for flood hazard mitigation and are not included below.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	518
Special-Needs	<u>143</u>
Total (from total by activity, table below)	661

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	193
Production of New Units	100
Rehab of Existing Units	329
Acquisition of Existing Units	<u>39</u>
Total	661

Table 7 - 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:



## AP-55 Affordable Housing

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 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 be 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 TBRA goal, the HOPWA special needs TBRA goal, and the HOME-funded share of the short-term rental assistance goal.
- New units – The HOME and NHTF new rental units goal.
- Rehab of Existing Units – The HOME and NHTF goal for preservation of existing affordable housing, and the CDBG-DR goal for single-family rehabilitation and rental repair. (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 is proposed for 2021. Includes only the CDBG-DR buyout goal.

## **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.

**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 2020 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.

#### **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.

#### **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 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

## **AP-65 Homeless & Other Special Needs**

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.

**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.

### **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	217
Tenant-based rental assistance	126
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	16
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	359

HOPWA Goals are also outlined in AP-90 Program Specific Requirements, HOPWA.

## **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 2021, 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

## **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. Any NSP program income remaining 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

## **AP-85 Other Actions**

planning and reporting system so like CDBG-DR, NSP funding and proposed accomplishments are not reflected in this 2021 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).

## 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 10<sup>th</sup> 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 2021 Program Year. CDBG funds for 2021 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

## **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 2021 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
<b>Total Program Income:</b>	<b>18,000</b>

#### Other CDBG Requirements

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

## **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**

As described in the 2021-2025 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 2016-2020 Con Plan, South Carolina's NHTF program was available to new construction affordable rental housing units only. Beginning in 2020, and for the current 2021-2025 Con Plan, 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 2021 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

## AP 90 Program Specific Requirements National Housing Trust Fund

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 NHTF Rehabilitation Standards, initially submitted with the 2020 Annual Action Plan and approved by HUD.

**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