

STATE OF SOUTH CAROLINA

PY 2025 Consolidated Annual Performance and Evaluation Report (CAPER)

DRAFT



Table of Contents

CR-05 - Goals and Outcomes.....	3
CR-10 - Racial and Ethnic composition of families assisted	10
CR-15 - Resources and Investments 91.520(a)	13
CR-20 - Affordable Housing 91.520(b)	19
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	23
CR-30 - Public Housing 91.220(h); 91.320(j)	26
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)	28
CR-40 - Monitoring 91.220 and 91.230	34
CR-45 - CDBG 91.520(c).....	39
CR-50 - HOME 24 CFR 91.520(d)	40
CR-55 - HOPWA 91.520(e).....	42
CR-56 - HTF 91.520(h)	44
CR-58 - Section 3	46
CR-60 - ESG 91.520(g) (ESG Recipients only)	49

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Overall, the State effectively addressed priority needs in South Carolina during the 2025 Program Year. The table below presents accomplishments for projects funded through regular Community Development Block Grant (CDBG) programs that were awarded or completed during the year. Progress was achieved toward all objectives; however, in some instances, actual accomplishments fell short of expectations, while in others, goals were surpassed. For the program year, CDBG accomplishments are based on outcomes reported at project completion. CDBG exceeded all goals except for the economic opportunity job creation goal, as no CDBG economic development projects were completed during the year.

ESG exceeded the goal for Rapid Re-housing (261%) and Shelter Services (207%). While goals were not met for Homeless Prevention (62%) and other services to homeless persons (88%), there were still considerable efforts made to eliminate homelessness with these activities. The overall Homeless Prevention and Street Outreach goals were combined with the RUSH program, and outcomes were impacted due to the lack of applications in the disaster grant for these types of activities. HOME and HTF exceeded the new affordable rental housing goal (120%). HOPWA met the housing operations goal and exceeded the supportive service and the short-term rental assistance goals. The HOPWA program exceeded its goals for facility-based housing (390%) and supportive services (106%), and nearly met its target for TBRA (98%).

Funding continued to be available from the 2020 CARES Act allocation for CDBG, to respond to, prepare for and prevent coronavirus. As of the last reporting year, all remaining CDBG-CV funding has been awarded to non-profit food bank recipients for projects to address food instability stemming from COVID-19.

The Infrastructure Authority provides infrastructure assistance, while the Governor's Closing Fund, Economic Development Set-aside Fund, and other state resources support economic development. The Rural Infrastructure Fund helps with job creation and community development. When CDBG funds connect LMI housing units to new or upgraded public water or sewer infrastructure, or when neighborhood revitalization projects include exterior housing repairs, CDBG also helps preserve existing housing.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG-DR Housing Rehabilitation		CDBG-DR	Rental units rehabilitated	Household Housing Unit	15	0	0.00%			
CDBG-DR Housing Rehabilitation		CDBG-DR	Homeowner Housing Rehabilitated	Household Housing Unit	305	0	0.00%			
CDBG-DR Housing Rehabilitation		CDBG-DR	Other	Other	39	0	0.00%			
CDBG-MIT Hazard Mitigation		CDBG-MIT	Other	Other	128	0	0.00%	128	0	0.00%
Community and Regional Planning	Non-Housing Community Development	CDBG	Other	Other	160	256	160.00%	40	88	220.00%
Community Sustainability & Opportunity	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	10000	142216	1,422.16%			
Community Sustainability & Opportunity	Non-Housing Community Development	CDBG	Other	Other	0	0	0.00%	8000	0	0.00%
Homeless Prevention & Rapid Re-Housing	Homeless	ESG / RUSH - ESG Disaster Relief Grant	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	600	1171	195.17%	200	522	261.00%
Homeless Prevention & Rapid Re-Housing	Homeless	ESG / RUSH - ESG Disaster Relief Grant	Homelessness Prevention	Persons Assisted	1000	2352	361.85%	350	217	62.00%

Homeless Shelter, Services & Outreach	Homeless	ESG / RUSH - ESG Disaster Relief Grant	Homeless Person Overnight Shelter	Persons Assisted	6000	24261	606.53%	2000	4141	207.05%
Homeless Shelter, Services & Outreach	Homeless	ESG RUSH - ESG Disaster Relief Grant	Other	Other	6000	16239	270.65%	2000	1763	88.15%
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	2000	5895	294.75%			
New Affordable Rental Housing	Affordable Housing	HOME HTF	Rental units constructed	Household Housing Unit	0	48	100.00%	40	48	75.00%
New Affordable Rental Housing	Affordable Housing	HOME HTF	Rental units rehabilitated	Household Housing Unit	100	146	146.00%			
New Jobs or Retention of Existing Jobs	Non-Housing Community Development	CDBG	Jobs created/retained	Jobs	100	194	194.00%	25	0	0.00%
Operating Funds for Facility-Based Housing Units	Non-Homeless Special Needs	HOPWA	HIV/AIDS Housing Operations	Household Housing Unit	16	74	462.50%	10	39	390.00%
Preservation of Existing Affordable Housing	Affordable Housing Non-Housing Community Development	HOME HTF	Rental units rehabilitated	Household Housing Unit	24	0	0.00%	12	0	0.00%

Public Infrastructure, Facilities & Services	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	10000	152421	1,524.21%	7000	53236	760.51%
Public Infrastructure, Facilities & Services	Non-Housing Community Development	CDBG	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	0	0				
Short-Term Rental Assistance & HOPWA STRMU)	Affordable Housing Non-Homeless Special Needs	HOPWA	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	244	431	176.64%	125	122	97.60%
Supportive Services for People with HIV/AIDs	Non-Homeless Special Needs	HOPWA	Other	Other	1500	5991	399.40%	1400	1481	105.79%
Tenant-based Rental Assistance for Special Needs	Affordable Housing Non-Homeless Special Needs	HOME	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	143	454	317.48%	125	70	56.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Regular CPD Programs

CDBG

The state’s Consolidated Plan identifies priority needs related to housing, suitable living environments, and economic opportunity. HOME and other SHFDA-managed housing resources are allocated exclusively to housing, while both HOPWA and ESG are designated for special needs and homeless housing and services. However, aside from CDBG, no Consolidated Plan programs are available to address non-housing needs or to support suitable living environments and economic opportunity. Consequently, CDBG funds are directed toward comprehensive community development, neighborhood revitalization, and activities that promote economic sustainability and competitiveness, with housing representing only one of many eligible activities.

In 2025, the State allocated CDBG funds through a competitive process to address each CDBG Consolidated Plan objective, prioritizing funding for the highest priority activities. Objectives were determined as local priorities by successful funding applicants. Newly awarded projects during the year are expected to achieve all CDBG goals established for the 2025 Annual Action Plan period, including the Economic Opportunity goal of supporting new jobs. Furthermore, most annual CDBG goals were surpassed. A summary of goals and accomplishments for Program Year 2025 is highlighted below by priority.

Clearance and Demolition: A total of 519 buildings or structures were removed from 7 activities across the state. These were all funded in previous program years, and completed in PY 2025. These accomplishments are not displayed in the table above because the accomplishments were not included in the 2025 AAP. The breakdown of activities were: 52 housing structures, 466 buildings and 1 contaminated site.

Public Facilities and Infrastructure Improvements: As estimated 53,236 persons assisted through 24 activities. These activities included improvements to senior centers, parks and recreational facilities, water and sewer improvements and connections, street improvements and fire station/equipment upgrades.

Planning: The state provided regional planning activities to build the capacity of 88 local governments in PY 2025. With this activity, the state assisted local governments in developing plans and building local community development 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.

ESG and RUSH Disaster Relief Grant

The ESG program remained the primary Consolidated Plan funding source for homeless assistance, with funds allocated this year in coordination with the State's four regional Continuums of Care. ESG supported shelter and supportive services, street outreach, rapid re-housing for individuals and families, and homelessness prevention for those at risk. There were a total of 4,141 individuals assisted with emergency shelter, 1,763 individuals assisted with street outreach services, 522 individuals with Rapid Re-housing rental activities, and 217 individuals with Homeless Prevention. The program now has a separate performance report available through the SAGE CAPER reporting system. Please refer to that report for detailed ESG program performance.

HOPWA

This program remained the primary source of assistance for the HIV/AIDS special needs population, while HOPWA continued to coordinate its resources with other federal funding, including those provided through the Ryan White Care Act. Both Ryan White and HOPWA funds were utilized to support individuals living with HIV/AIDS who require supportive housing and related services. HOPWA resources were allocated for Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility payments (STRMU), Permanent Housing Placement (PHP), Supportive Services, and Operating Funds for Facility Based Housing. This program now maintains a separate CAPER or performance report. That report is distinct from this annual performance report.

HOME & NHTF Accomplishments

In PY 2025, the Small Rental Development Program utilized HOME, National Housing Trust Fund (HTF), and SC Housing Trust Fund resources to increase the production of affordable rental units in the state. The target for new rental units was 40, with state partners completing 48 units through both programs (30 with HOME and 18 with HTF). No specific goals for housing preservation through rehabilitation were established for the year. Although this objective was included in the Strategic Plan, no annual targets have been set for the current plan period. While funding is allocated for rehabilitation in the AAP each year, goals are not established due to the uncertainty of receiving applications involving rehabilitation from SC Housing.

CDBG-DR & CDBG-MIT

These programs also have their own reporting in the separate HUD DRGR system. Please see these separate reports for CDBG-DR & CDBG-MIT

CARES Act COVID-19 Response Programs

A total of \$9,040,254 in CDBG-CV funding was awarded to 15 non-entitlement local governments in PY 2021, for regional public services and facilities projects that began implementation during PY 2022. These projects reported benefit to 31,112 primarily or presumed LMI individuals as of March 31, 2025.

In PY 2025, which began on April 1, 2025 to March 31, 2026, the state assisted another 20,831 persons

assisted through 5 public facilities and infrastructure improvement activities, and 857,958 persons assisted through 21 public services activities. The vast majority of persons assisted through public services were from food programs. Public services were also provided for seniors and persons with a disability.

During PY 2021, the State acting directly disbursed \$13.8 million in CDBG-CV funding, under the SC Stay Program, to provide short-term housing assistance for 5,266 LMI owners and renters. A total of 2,236 households benefited, including 593 LMI homeowner and 1,643 LMI renter households. The total disbursed includes \$871,974 benefiting residents of non-entitlement local governments which had requested that the State undertake short-term housing activities on their behalf, under the SC Stay Program, to benefit eligible LMI residents of their counties. These funds combined with CDBG-CV funds awarded to Non-Entitlement Local Governments under the CV1 Public Services and Public Facilities Programs equal or will equal when all CV1 program funds are awarded, the amount of the required non-entitlement local government set-aside, or the amount of the CDBG-CV1 allocation.

Note that accomplishments in the CDBG and ESG Program sections reflect regular CDBG and ESG only.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME	HTF	HOPWA
White	91	20	5	166
Black or African American	159	78	13	1,202
Asian	0	0	0	13
American Indian or American Native	0	0	0	6
Native Hawaiian or Other Pacific Islander	0	1	0	0
Total	250	99	18	1,421
Hispanic	0	3	0	34
Not Hispanic	250	97	18	1,387

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	38
Asian or Asian American	44
Black, African American, or African	3,674
Hispanic/Latina/e/o	185
Middle Eastern or North African	1
Native Hawaiian or Pacific Islander	9
White	2,102
Multiracial	335
Client doesn't know	11
Client prefers not to answer	0
Data not collected	49
Total	6,448

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

* Table 2 presents data from IDIS for CDBG, HOME, and NHTF programs. IDIS does not provide race or ethnicity data for HOPWA or ESG; these data are reported separately in HOPWA and ESG CAPERs. Regular CDBG supports local governments with infrastructure projects that have benefits that meet the Low Mod Area (LMA) national objective, however IDIS does not collect race or ethnicity information for these project types. Additional details are available in the CDBG narrative below. Race and ethnicity data were collected only for direct service programs targeting clients by eligibility, such as public services and facility improvements for special need groups. These benefits are categorized under the low- to moderate-

income clientele (LMC) national objective. Therefore, the totals in Table 2 do not match the sum of all CDBG benefits in PY 2026.

ESG

Demographic data was taken from the ESG SAGE CAPER report. Please see the separate SAGE report for additional details.

HOPWA

Demographic data was taken from program Sponsor reports as documented in the HOPWA CAPER. Refer to the separate HOPWA CAPER for additional details.

CDBG

To make CDBG assistance accessible to all populations, all applicants for program grant funds must submit maps delineating service areas and concentrations of minority and low- and moderate-income (LMI) populations within their jurisdictions. Funding determinations are based on an analysis of the individuals or households expected to benefit from project activities, whether directly or indirectly, including their income, race, and ethnicity. Recipients are also required to ensure that CDBG-funded activities are implemented without discrimination based on race, color, national origin, religion, sex, disability, age, or familial status.

All CDBG recipients are required to comply with Fair Housing and Section 504 accessibility standards and must submit corresponding compliance plans. These plans must be reviewed and approved before any funds are disbursed. Each local government receiving CDBG funding submitted and received approval for Fair Housing and Section 504 compliance plans, as well as completed initial program requirements during the program year. The objective is to encourage recipients to develop comprehensive strategies that promote non-discrimination, ensure accessibility, and affirmatively further fair housing. Activities outlined in either the Section 504 or Fair Housing Plan must be implemented prior to project closeout.

Other requirements for CDBG grant recipients include:

- Track and report the income, race and ethnicity of all applicants for direct CDBG financial assistance, as well as for actual beneficiaries of CDBG funded projects.
- Comply with Equal Opportunity laws and requirements and ensure non-discrimination in the provision of, use of or benefit from CDBG-funded housing, services, facilities and improvements, in CDBG-related employment and in procurement related to CDBG-funded activities. As of January 31, 2025 we are complying with Executive Order 14173.

The State of South Carolina is also committed to ensuring equal opportunity. The State does not discriminate on the basis of age, race, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment of or employment in, its federally assisted programs or activities.

Additionally, the CDBG Program includes staff designated to coordinate compliance with non-discrimination requirements, and notices of discrimination and equal opportunity are included on all public notices.

Race & Ethnicity of Persons Assisted by CDBG Projects

During PY 2025, most activities for projects completed met LMA or LMC objectives, although seven (7) projects met the SBS objective. LMA requires at least 51% of the residents of the project service area to be low/mod; LMC and Low Mod Jobs (LMJ) must benefit at least 51% LMI; and LMI Housing (LMH) activities must benefit 100% LMI. LMA activities included water and sewer facilities, drainage, and street improvements. LMC activities included work done at senior centers which targeted this special need group. SBS activities included clearance and demolition.

Overall, completed activities reporting LMC benefited 63.6% African Americans and 36.4% white individuals. All other minority groups were less than 1%. The number of those reporting by this national objective was relatively small and does not indicate the overall composition of those served under the CDBG program. When these ratios compare to the State population, which according to the 2020-2024 American Community Survey 5-year estimates are 24.8% African American and 63.3% white individuals; the needs of African Americans have been attentively served within the limits of the CDBG program. As noted however, persons reporting by LMC are few in comparison to the larger number of persons benefiting through LMA activities. It can be assumed that the demographic composition of those assisted under LMA activities are more in line with the State race and ethnicity population totals.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	20,158,365	19,636,759.16
HOME	public - federal	20,883,520	7,739,142.87
HOPWA	public - federal	3,754,350	4,040,820.99
ESG	public - federal	2,502,598	2,655,724.90
HTF	public - federal	6,317,302	7,374,989.47
RUSH - ESG Disaster Relief Grant	public - federal	3,162,117	1,497,593.64
Other	public - federal	190,158,810	N/A

Table 3 - Resources Made Available

Narrative

The amounts based above are the resources made available through the FY 2025 annual allocations for entitlement grant funds, and the one-time special allocation of RUSH ESG Disaster Relief Grant made to address the President's major disaster declaration, DR-4829-SC, dated September 29, 2024, to address the gaps in federal funding during the aftermath of Hurricane Helene. 100% of HOME and HTF funds went towards affordable housing activities. 100% of ESG funds targets those at-risk or experiencing homelessness, and 100% of HOPWA funds went to assist individuals living with HIV/AIDS and their family. CDBG funds several priorities, and the breakdown of funds spent by priorities was:

Public Facilities & Infrastructure: \$18,385,633.00 (93.6%)

Housing (1 activity coded 14A single fam rehab): \$9,270.00 (0.0%)

Demolition and Clearance: \$355,274.00 (1.8%)

CDBG TA for grantees: \$74,274.00 (0.4%)

Planning: \$591,218.35 (3.0%)

Admin: \$220,528.17 (1.1%)

CDBG-CV: In PY 2026 the State spent \$1,188,785.10 on public services and public facility improvements for individuals still impacted by the pandemic. This brings total expenditures in the program to \$38,058,181.47 (96.4%) leaving a balance of \$1,441,627.53.

RUSH: The State was allocated \$3,162,117 in RUSH Disaster Relief Grant funds and a total of \$1,497,593.64 was spent in the program year. The majority of funds went to assist with emergency shelters and rapid-rehousing rental activities. HMIS data collection and Street Outreach services were also crucial to determining assessments and providing referrals to resources.

FY Grant Close Out Review

The following FY grant allocations were spent in full in PY 2026. The State will contact the regional HUD office to initiate the grant close out process for the grant funds as noticed by CPD-22-14.

CDBG: Final voucher completed for CDBG EN FY 2018 (B18DC450001) on May 8, 2025.

HOME: Final voucher completed for HOME EN FY 2020 (M20SG450100) on January 1, 2026

ESG: Final voucher completed for ESG EN FY 2023 (E23DC450001) on September 13, 2025

HOPWA: Final voucher completed for HOPWA EN FY 2023 (SCH23F999) on November 26, 2025.

HTF: Final voucher completed for HTF EN FY 2021 (F21SG450100) on February 27, 2026.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

There are no percentages identified as the state does not allocate by targeted or geographic areas.

CDBG

The South Carolina CDBG program does not allocate regular program funds to specific geographic areas. Instead, the State seeks to fund projects that will have the greatest impact and best contribute toward meeting the objectives outlined in the State’s Consolidated Plan. During 2025, CDBG funds were awarded for projects eligible under program categories described in the State’s 2025 Program Description. Grant funds were awarded on a non-competitive basis for Regional Planning, Ready to Go and Economic Development projects. The majority of the state’s Community Development Program grants, however, are competitive and two funding rounds were held in 2025.

All units of general local government in South Carolina are generally eligible to apply for CDBG Community Development, Planning and Economic Development program funds, with the exception of communities and urban counties that participate in the CDBG Entitlement program and receive CDBG funds directly from HUD. However, threshold requirements under the competitive programs allow no more than three open grants per local government, and local governments are encouraged to complete projects in a timely manner prior to reapplying. As a result, geographic distribution can be measured only at the end of the program year, after all competitive funding rounds are complete and all Economic Development applications have been awarded.

In 2025, new CDBG grant awards were distributed throughout the state to 26 different local governments. One or more local governments in 28 of the 44 South Carolina eligible, non-entitlement counties received funding for Community Development, Economic Development and/or Planning projects.

In PY 2025, there were 60 activities completed, all across the state. These include all activities that started in previous program years that were finally completed in the program year. This leaves 123 open activities still in various stages of development.

CDBG-CV

CDBG-CV funds were or are being distributed through three programs – the Public Service and Public Facilities/Infrastructure programs for non-entitlement local governments throughout the state, the SC Stay Short-Term Housing Assistance program and the SC Stay non-entitlement local government set-aside (to benefit residents of certain non-entitlement county governments where the local government has requested that the State carry out this activity on their behalf). A special CV waiver allowed the state to carry out coronavirus response activities directly, including on behalf of non-entitlement local governments, provided that at least the CV 1 allocation amount is reserved for non-entitlement local governments. The Public Services and Facilities Programs, plus the amount of short-term housing assistance carried out on behalf of Berkeley, Kershaw, Orangeburg and York counties, makes up this “non-entitlement local government set-aside” out of CDBG-CV.

Funding for the CDBG-CV Public Services program was established by region, based on the number of non-entitlement counties within the region. After initial awards were made, funds remaining became available to any non-entitlement local government in the state. The CDBG-CV Public Facilities program was available to any non-entitlement local government in the state and any remaining balance could be allocated along with Public Services to any eligible non-entitlement local government in the state.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG Leveraging and Match

CDBG funds awarded in Program Year 2025 will leverage an additional **\$11.1 million** in other state, federal, local and private funds. With respect to matching funds, the CDBG program requires a 50 percent match for all administrative costs in excess of \$100,000 on a dollar-for-dollar basis. The State's match for CDBG is provided by the Department of Commerce budget. CDBG generally requires local governments to provide a 10% match of the grant if they have the financial capacity, and public and private resources are often used to complete projects and create greater local impact. CDBG-CV does not have any matching requirement.

HOME Leveraging and Match

HOME funds awarded in Program Year 2025 will leverage federal HTF funding, as well as other state, local and private funds. The HOME program requires a 25 percent match, and HOME program matching funds are provided by the Housing Authority through State Housing Trust funds and other private funding. For 2025 match, see Table 5 below for more information on HOME match.

ESG Leveraging and Match

ESG funds awarded in Program Year 2025 will leverage additional state, federal, local and private funds. The ESG Program requires a dollar-for-dollar match in non-ESG funds from the State for their allocation. To meet this requirement, the State requires that applicants to the State program provide a dollar-for-dollar match if they are awarded a grant. RUSH does not have any matching requirement.

HOPWA Leveraging and Match

HOPWA funds awarded in Program Year 2025 will leverage Ryan White Part B Program funds. The state HOPWA program is administered by the SC Department of Public Health (DPH), in conjunction with the Ryan White programs, and funding recipients are typically Ryan White care providers. This linkage between programs maximizes available services and support to the shared client population of people living with HIV/AIDS (PLWHA) in South Carolina. Ryan White Medical Case Management funds are leveraged annually.

HOME Program Income

At the beginning of the program year the State had a balance of \$8,127,910.12 of HOME program income (PI) funds on hand. The PR-09 reported that in PY 2025 the state received a total of \$2,391,556.68 in program income from new rental development activities. The state had \$1,844,988.38 in program income fund expenditures leaving a balance of HOME PI funds at \$10,386,713 to be carried over to the new year. Of the program income funds spent in the program year, \$7,500.00 were for TBRA activities.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	43,393,848.42
2. Match contributed during current Federal fiscal year	22,952,609.10
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	66,346,457.52
4. Match liability for current Federal fiscal year	1,057,526.59
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	65,288,930.93

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
M25-SG450500	01/26/2026	\$1,967,783.38	0	0	0	0	0	\$1,967,783.38
M25-SG450503	01/26/2026	\$9,053,972.59	0	0	0	0	0	\$9,053,972.59
M25-SG450504	01/26/2026	\$8,363,024.46	0	0	0	0	0	\$8,363,024.46
M25-SG450502	01/26/2026	\$3,567,738.67	0	0	0	0	0	\$3,567,738.67

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
8,127,910.12			7,500.00	10,386,713

Table 7 – Program Income

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	87	148
Number of Special-Needs households to be provided affordable housing units	126	0
Total	213	148

Table 8 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	126	70
Number of households supported through The Production of New Units	75	48
Number of households supported through Rehab of Existing Units	12	30
Number of households supported through Acquisition of Existing Units	0	0
Total	213	148

Table 9 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Note that Action Plan goals included CDBG-DR and CDBG-MIT. However, accomplishments above reflect only CDBG, HOME and NHTF. Please see separate DRGR and program reporting for CDBG-DR and CDBG-MIT. Goals and accomplishments for CDBG, HOME and NHTF shown on AP-20 were used to arrive at the totals above on Table 12. However, Table 13 below is based on completed CDBG projects and HOME and HTF units produced as reported on IDIS PR 23 and PR 110.

ESG housing benefits are now reported in the CR-05 of this report and in the ESG Sage Reporting system. HOPWA housing benefits are reported in the CR-70.

Table 11 - 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. Per HUD, this section does not pertain to ESG, and although ESG

applicants may request funding for a variety of activities related to homeless shelter, outreach services, homeless prevention and transitional housing, according to HUD none of these activities should be included in Table 11 above for the 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. The figure there is the total of the goals for other housing activities including new rental units, preservation of existing housing, rental assistance (HOME non-special needs TBRA and short-term housing assistance), homeownership (where applicable in any year) and preservation of existing affordable housing.

Special Needs - This is the goal for assisting households that are not homeless but require specialized housing or supportive service, such as HOPWA TBRA and HOME TBRA.

Table 12 - Households Supported through Activities:

CDBG: There were 30 households assisted with housing rehabilitation activities. These activities focused on repairing or installing new water and/or sewer connections owner-occupied housing units.

HOME and HTF: SC Housing completed 48 new affordable rental construction units that benefitted LMI households. The state agency also assisted 70 LMI households with TBRA assistance.

Discuss how these outcomes will impact future annual action plans.

These outcomes are not unexpected, and they are typical of recent years. SC Housing continues to address persistent affordable housing shortages by leveraging match funds with its HOME and HTF funds to finance the construction and rehabilitation of rental housing units statewide. These investments support income-eligible households, prioritizing low- and very low-income renters who face the greatest barriers to stable, safe, and affordable housing.

The HOPWA program continues to prioritize Tenant-Based Rental Assistance, providing flexible, short-term housing subsidies directly to eligible low-income individuals living with HIV/AIDS. TBRA enables participants to secure housing in the private rental market, supporting housing stability and reducing risk of homelessness among this vulnerable population. The state will continue to focus HOPWA funds on these activities as unmet housing needs for this vulnerable group remain high.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	13	63	18
Low-income	12	21	0
Moderate-income	5	16	0
Total	30	100	18

Table 10 – Number of Households Served

Narrative Information

HOME & NHTF - Note that Tables 11 and 12 above reflect the goals for new rental, TBRA and rental assistance during Program Year 2025, versus unit completions for non-homeless households.

Table 13 above, reports the income level of households by program. In PY 2025, there were 100 households assisted in the HOME program. Thirty (30) of these households were assisted with new rental construction activities, with 6 being extremely low-income (0-30%), 8 low-income (31-50%) and 16 moderate-income (51-80%). Seventy (70) of these households were assisted with TBRA, with 57 being extremely low-income, 21 low-income, and 16 moderate-income.

The HTF program assisted 18 households in FY 2025 with new rental construction activities. All the households assisted were extremely low-income.

CDBG

Table 13 above is provided by IDIS and includes only housing rehabilitation matrix code activities (14A). CDBG rehab activities derive from projects involving public water and/or sewer that were completed during the program year and involved incidental connection of 30 units for LMI households. The income level of households served with these activities were 13 extremely low-income, 12 low-income, and 5 moderate-income. There is no specific goal set for this activity, because it is unknown from year to year whether infrastructure projects will use CDBG to connect LMI households. New infrastructure projects are required to connect LMI households, however, and often result in additional housing accomplishments.

Worst Case Housing Needs

Worst case housing needs are those who are “extremely low-income” and are at risk of homelessness, those who are homeless and other special needs groups in need of housing assistance. There were 63 assisted through the HOME program, 13 in the CDBG program, and all 18 households in the HTF were extremely low-income.

The ESG and RUSH program assisted 522 homeless persons with rapid rehousing rental activities and 217 persons at-risk of homelessness with rental activities. Both programs quickly house individuals and families so they can work on self-sustainability.

SC Housing did not specifically report any households with a disability assisted with affordable housing assistance; however the state will make accommodations and provide accessibility to eligible persons with a disability.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

ESG:

The State supported street outreach initiatives by providing funding to subrecipients to systematically identify locations where unsheltered individuals congregate, utilizing information from law enforcement, community service workers, and homeless count volunteers. Outreach workers were assigned to these locations to engage directly with unsheltered persons, assess their immediate needs, and connect them with emergency shelter, housing, critical services, or urgent non-facility-based care. Given that unsheltered individuals frequently exhibit distrust toward service providers and may be reluctant to disclose personal information, the State's outreach activities prioritized relationship-building as an essential initial step. Subrecipients engaged individuals through low-barrier interactions, such as distributing hygiene kits, to establish trust and facilitate opportunities for comprehensive needs assessment over time. As trust was established, outreach workers identified specific barriers and connected individuals with targeted services tailored to their circumstances. Funded street outreach activities encompassed case management, emergency health and mental health services, transportation assistance, and specialized services for vulnerable subpopulations

ESG-funded HMIS data collection enabled the state to systematically identify, track, and assess the needs of individuals experiencing homelessness across all four regional Continuums of Care. Standardized intake and assessment data improved outreach targeting, informed resource allocation, and supported coordinated service delivery to the state's most vulnerable populations.

HOPWA-Reaching out to homeless persons and assessing individual needs

The state HOPWA program is administered by the South Carolina Department of Public Health (DPH) in coordination with the Ryan White programs. Funding recipients are typically Ryan White care providers. This integration maximizes the availability of services and support for people living with HIV/AIDS (PLWHA) in South Carolina, as the two programs have distinct priorities and address different aspects of client needs. Housing status is a significant predictor of health outcomes. The coordinated service distribution enables HOPWA services to be provided at locations where homeless individuals are already accessing medical and case management services.

Service providers use a comprehensive, standardized intake format for case managers working with individuals affected by HIV. This approach enables more thorough assessment of client needs and leads to increased referrals to programs such as HOPWA, which assist clients in maintaining stable housing or accessing shelters, thereby reducing their vulnerability to opportunistic infections. Additional information regarding client needs is collected from service providers through the following methods:

- Direct engagement with clients
- Administration of client surveys
- Completion of client assessments
- Analysis of local housing trends

For additional information, refer to the separate HOPWA CAPER.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG provided funding to provide emergency shelter during the program year. Overall there were a total of 3,462 emergency shelter individuals assisted through agencies such as the Cumbee Center to Assist Abused Persons, One-Eighty Place, and facilities with Family Promise and Project Rest among many others.

Please see the separate ESG CAPER for more details.

HOPWA

HOPWA provided funding to provide Transitional -Short Term facility-based Housing during the program year.

Please see the separate HOPWA CAPER for more information.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

ESG provided funding to homeless and housing services agencies to provide homeless prevention activities. These included rapid-rehousing rental activities for individuals and families experiencing homelessness and homeless prevention rental assistance for those at-risk. 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.

Please see the separate ESG CAPER for more details. Also, note that ESG is subject to a HUD rule prohibiting discharge planning.

HOPWA

Facility-based supportive housing and tenant-based rental assistance provide safe and stable housing options that address the long-term needs of people living with HIV/AIDS (PLWHA). Short-term facility-based housing functions as a transitional solution for individuals moving between housing situations, such as transitioning from a mental health or substance use treatment facility to a permanent, tenant-based housing arrangement. These facilities offer a stable environment that enables clients to pursue long-term housing goals without the instability and daily challenges associated with homelessness.

Please see the separate HOPWA CAPER for more information.

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

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

HOPWA

Case management is a critical element of South Carolina’s HOPWA continuum of care, especially for clients who require assistance in maintaining medical treatment and stable housing. HOPWA case management encompasses supportive services designed to help clients obtain and retain stable housing. These services include the creation of individualized action plans that specify goals and objectives tailored to each client’s unique needs, particularly regarding housing. In conjunction with other supportive services such as transportation, case management provides clients with essential resources and guidance to sustain engagement in medical care and to implement action plans that foster long-term housing stability and overall well-being.

Please see the separate HOPWA CAPER for more information.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Local and regional Public Housing Agencies (PHAs) in South Carolina own and manage public housing developments across the state. These agencies receive funding directly from HUD primarily through Capital Fund or Replacement Housing Factor funds. Capital Fund formula grants are distributed annually and may be used for activities such as modernization, development, financing, and management. Management activities may include the development of resident initiatives and other programs for public housing tenants. Replacement Housing Factor funds are allocated to PHAs that have removed units from inventory exclusively to develop new public housing units.

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

The State Housing Finance and Development Authority (the Authority) does not own, operate, or manage any public housing units. Consequently, the Authority is not directly involved in public housing improvement or in the development or delivery of programs and services for public housing residents.

However, the Authority reviews other Public Housing Agencies' (PHAs) annual plans for consistency with the State Consolidated Plan during the development of their Annual PHA Plans. The Authority also acts as the PHA in administering and delivering tenant-based and project-based rental assistance to extremely low- and very low-income households under the U.S. Department of Housing and Urban Development's (HUD) Section 8 Housing Choice Voucher Program and Project-Based Rental Assistance Program. Although these programs are not emergency housing or public housing programs, they provide rent and utility subsidies to assist income-eligible families in securing safe, decent, and affordable housing.

As the Contract Administrator for HUD's Project-Based Contract Administration (PBCA) Program, the Authority manages most of HUD's rental housing portfolio in South Carolina. Contract Administrators represent HUD in working with owners and management agents who operate HUD-subsidized apartments in privately owned complexes. Program administration includes reviewing and approving monthly assistance payments, conducting periodic management and occupancy reviews, responding to tenant complaints, processing actions related to subsidy contracts, and fulfilling reporting and tracking requirements under the contract between SC Housing and HUD. The Program Compliance Division of SC Housing is responsible for ensuring that properties funded by the Development Division comply with applicable federal and state laws and regulations. This oversight primarily involves on-site inspections to verify that properties meet health and safety standards and reviews of property managers' files to confirm that appropriate rents are charged and tenants meet income eligibility requirements, among other regulatory obligations. Owners of these properties must comply with these terms for a period ranging from 15 to 35 years, depending on the program and the applicant's elections. In fiscal year 2025, Program Compliance oversaw more than 38,000 rental homes across all 46 counties.

SC Housing also administers the Housing Choice Voucher Program (HCV) which is a federal government program for assisting families who have very low incomes, the elderly and individuals who are disabled

with access to decent, safe and sanitary housing in the private market. SC Housing administers the program in seven counties (Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee and Lexington) through a contract with HUD. The Housing Choice Voucher Program is a federal program that provides rental assistance to eligible households, covering the gap between the rent charged and 30 percent of their income, ensuring that the tenant does not experience housing cost burden. These families and individuals live-in privately-owned properties, both single-family homes and apartment buildings, helping people live independently and rely less on public services while supporting the state's landlords.

Unlike public sector programs like Medicaid and SNAP (food stamps) that aid all eligible households, there are only enough vouchers to help fewer than one in four tenants who qualify. SC Housing continues to support the efforts of local and regional PHAs within the State Consolidated Planning Area, through financing and/or technical assistance, which is consistent with the objectives of federal programs that encourage homeownership, self-sufficiency and youth development.

Actions taken to provide assistance to troubled PHAs

The State Housing Finance and Development Authority (SHFDA) does not own, operate or manage any public housing units, and as a result, the State is not directly involved in public housing improvement or in assisting troubled PHAs.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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.” Identified barriers include the limited availability of affordable housing sites, and zoning and regulatory barriers that restrict affordable and supportive housing locations and impact costs.

During the 2025 program year, the Housing Authority and other housing partners in South Carolina continued to make progress toward overcoming barriers to affordable housing.

- The Housing Authority’s primary action is to increase the availability of affordable housing through homebuyer assistance, and in FY 2025, the SC Homebuyer Assistance Program helped 4,528 homeowners. The Authority invested \$655,702,801million.

- Other assistance not included in the Consolidated Plan (i.e., excluding HOME and NHTF) is provided each year.

- o SC Housing Trust Fund (SC HTF) - A total of \$31,086,738 million invested in affordable housing projects consisting of \$9,200,000 in the Small Rental Development Program (SRDP), \$2,310,572 in owner-occupied housing repair, \$6,065,650 in supportive rental housing for special needs populations, \$9,510,515 for homeowner disaster assistance recovery, and \$6,000,000 for downpayment assistance. In total serving 925 households for FY 25.

- o Low Income Housing Tax Credit Program (LIHTC) & Multifamily Tax-Exempt Bond Program - Fiscal Year 2025 saw continued growth in both the 9% program and tax-exempt bond program. The 2025 applications for 9 percent LIHTCs were evaluated and 15 affordable housing developments that will provide 836 rental homes were funded. These properties are slated to open no later than 2027. Additionally, SC Housing’s Board of Commissioners authorized the future issuance of tax-exempt bonds for 10 affordable housing developments that will provide 1,443 rental homes that will receive 4 percent LIHTCs upon completion.

- The Housing Authority continued the SC Mortgage Tax Credit Program to help homebuyers make their mortgages more affordable. This program administered by the Authority provides a federal income tax credit to qualified homebuyers of up to \$2,000 per calendar year for every year they occupy the home as their primary residence.

- The Housing Authority continued its County First Initiative, by expanding lending in 29 targeted underserved counties of South Carolina by providing enhanced resources and program support to

stimulate homeownership in communities where access to credit may be limited. To qualify for this initiative, borrowers purchasing property in the following counties and cannot have an ownership interest in a principal residence at the time of loan closing. Funding is available for both first-time and move-up borrowers. The program includes forgivable down payment assistance and special fixed rate financing. Borrowers can choose FHA, Conventional, USDA or VA financing. Program requirements are the same as the Authority's Homebuyer Program for income and home price limits.

Abbeville, Allendale, Bamberg, Barnwell, Beaufort, Calhoun, Cherokee, Chester, Chesterfield, Clarendon, Colleton, Darlington, Dillon, Edgefield, Fairfield, Georgetown, Hampton, Jasper, Kershaw, Laurens, Lee, Marion, Marlboro, McCormick, Newberry, Orangeburg, Saluda, Union or Williamsburg County

- Funding is available for both first-time and move-up borrowers. The program includes forgivable down payment assistance and special fixed rate financing. Borrowers can choose FHA, Conventional, USDA or VA financing. Program requirements are the same as the Authority's Homebuyer Program for income and home price limits.

The Housing Authority continued to assist local "heroes" during 2025, including educators, first responders and community service personnel in the fields of education, law enforcement, corrections, firefighting, emergency medical services, licensed medical professionals, as well as active duty military, members of the SC Army National Guard, SC Air National Guard and Veterans of the US Armed Services. The Program provided a reduced fixed rate mortgage and forgivable down payment assistance of \$10,000.00

- The Housing Authority maintained its 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. The Authority'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 addition to the Housing Authority's actions during the year were other actions undertaken by various housing partners and the SC Legislature. Chief among housing partners is the Affordable Housing Coalition of South Carolina (AHC), which continued its advocacy and communication efforts aimed at keeping housing partners informed with its periodic newsletter.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

All activities outlined in the State's Consolidated Plan are designed to address underserved needs. All Consolidated Plan funding is allocated to projects that support low- and moderate-income individuals and families, homeless individuals and families, those at risk of homelessness, and persons living with HIV/AIDS. These groups typically experience the highest levels of unmet needs. The National Housing Trust Fund specifically targets the lowest income households.

Additionally, each program manages the remaining funds for the "balance of the state" after direct allocations of CDBG, HOME, HOPWA, and ESG funding to local governments in South Carolina's most urban and developed areas. As a result, the State-level programs included in this Consolidated Plan are generally, subject to specific program regulations and policies, directed toward the State's most rural counties. These counties typically have the most limited financial resources to address significant unmet and underserved needs.

Focusing funding on the state's most vulnerable areas, and within these areas on populations with underserved needs, is the State's most significant and ongoing action to address the lack of available funding, which poses the most significant barrier to meeting underserved needs.

- HOPWA and ESG target funding exclusively to address the needs for special populations which are challenged financially and who typically evidence higher than average levels of unmet needs.
- CDBG and HOME target low and moderate income individuals and households and projects that will address unmet community and economic development or housing needs. Both run competitive programs to allocate available funding each year, and those projects which score most highly are those which evidence the highest levels of need and also represent feasible projects which will have the greatest impact on underlying needs and issues.
- NHTF funds must benefit extremely low income households at or below 30 percent (30%) of median income or below the poverty line, whichever is greater.

Other state agencies manage programs that help address underserved needs through a variety of other programs including the Workforce Investment Act (WIA), Community Services Block Grant, Weatherization Assistance Program, and the family and food assistance programs managed by the SC Department of Social Services (including Family Independence and the SNAP Supplemental Nutrition Assistance Program). Each of these programs works with families and individuals each year to help address needs that would go unmet without assistance from these programs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During program year 2025, South Carolina's actions to evaluate and reduce lead-based paint hazards were consistent with the strategies set forth in the Consolidated Plan and 2025 Action Plan. Notably, these actions included enforcing the lead-based paint hazard requirements of the various programs relating to housing:

- Lead-Based Paint requirements under the HOME Investment Partnerships Program – Per each program's requirements/guidelines, grant recipients are provided written notification to tenants and potential homebuyers of the dangers of lead-based paint poisoning. This was typically done via brochure. All individuals benefiting from rehabilitation or homeownership activities were required to read and sign documentation prior to occupying the unit. CDBG neighborhood revitalization projects that involve housing rehabilitation also require this notification.
- Lead-Based Paint requirements under SHFPA's Low Income Housing Tax Credit Program – Under

the LIHTC Program, property owners were required to complete an Annual Owners Certification and review of compliance with local suitability of occupancy standards. The requirement is that the property must meet local health, safety, and building codes. SHFDA also required disclosure of any recent violation citations to the owner certification review form.

- Lead-Based Paint requirements under SHFDA's Homeownership and Mortgage Assistance Programs – SHFDA required home sellers to fully disclose any lead paint hazard to prospective homebuyers, consistent with the disclosures requirements for all residential real estate transactions. Any liability also must accrue to the seller.
- Lead-Based Paint requirements under SHFDA's Housing Trust Fund Program – Where Trust Funds were leveraged with other public housing development funds, the building and unit standards for that program applied, and development and occupancy activities of developers/sponsors were required to comply with applicable local building codes.

In addition, the State also took actions to address lead-based paint hazards in pre-1978 housing:

- Provision of information, education and outreach activities on lead-based paint hazard reduction through workshops and technical assistance to recipients of CDBG and HOME.
- Notification to residents and owners of all houses receiving HOME assistance of the hazards of lead-based paint.
- Technical assistance to HOME recipients to ensure that the prohibition of lead-based paint is included in program policies and procedures as well as all HUD notification requirements.
- Incorporation of lead hazard reduction strategies, in accordance with HUD requirements, in all HUD assisted housing rehabilitation. Encouragement of local governments and non-profit organizations that undertake housing rehabilitation to coordinate with DPH for testing and referral when lead hazards are addressed in units which house children. Publication of training opportunities, when available, for rehabilitation contractors who work with local governments and workers involved in lead based paint abatement. Assistance was also provided to identify training providers and materials.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The institutional framework supporting affordable housing, community development, and economic development in South Carolina is decentralized. It comprises public and private sector agencies, along with various organizations and institutions that serve as key development partners. These entities are essential resources in addressing the ongoing affordable housing and community and economic development needs of lower-income households in South Carolina.

Several organizations and institutions have longstanding partnerships with the State, while many others, including an increasing number of non-profit organizations, are emerging as new collaborators. Cross-sector communication and education remain the primary strategies for enhancing coordination. Over the past year, efforts have focused on providing technical assistance, conducting outreach and training, fostering collaboration between formula grant programs and state and federal funding sources, and

participating in state and regional organizations dedicated to housing and community and economic development. These activities facilitate networking, idea exchange, and the discussion of shared goals and strategies.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Public and private sector agencies, organizations, and institutions collectively contribute to South Carolina's delivery infrastructure for affordable housing and community development. These entities serve as key development partners within the state. While some possess established histories of collaboration with the State, others represent new and emerging partners. All play a critical role in addressing South Carolina's ongoing challenges related to affordable housing and the advancement of community and economic development for lower-income households.

Coordination of housing development is achieved by consolidating the administration of HOME and most other federal and state housing programs within a single agency, SC Housing. The SC Department of Commerce is responsible for community and economic development, managing the CDBG program and other state resources, including Appalachian Regional Commission funding and the State Rural Infrastructure Fund. The Secretary of the SC Department of Commerce also chairs the board of the State Rural Infrastructure Authority. Additionally, the SC Department of Commerce and the Rural Infrastructure Authority regularly collaborate with other infrastructure funding sources, such as the SC Department of Public Health and the United States Department of Agriculture (USDA), to discuss projects, assess needs, and establish priorities to enhance coordination within the delivery system.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Formula grant programs regularly collaborate with state and federal agencies to implement specific projects, including housing. HOME, local HOME Consortia, and the State Housing Trust Fund are often coordinated at the project level, especially for housing rehabilitation and development. Since 2011, SHFDA has partnered with the US Department of Agriculture Rural Development and HUD, both key federal housing partners, to improve interagency communication, align requirements, and address administrative and procedural barriers to affordable housing development.

An earlier initiative, established in 2009, created a permanent Housing Commission with twelve legislative members from the House and Senate and five non-legislative members. The Commission aims to increase the availability of affordable workforce housing and to facilitate communication and collaboration in this area.

HOPWA Coordination Enhancement

All DPH HOPWA project sponsors are either Ryan White Part B service providers or collaborate closely with these entities, thereby ensuring coordinated and comprehensive care. With the exception of two providers, all sponsors deliver supportive services, primarily case management, to people living with HIV (PLWH) throughout the state.

Service providers implement a comprehensive, standardized intake process for case managers assisting individuals affected by HIV. This process enables more thorough assessments of client needs and increases the likelihood of appropriate referrals to programs such as HOPWA and other health care or social service agencies. These referrals support clients in maintaining stable housing, whether in permanent residences or shelters, and help prevent homelessness, which substantially increases the risk of opportunistic infections.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Entitlement CDBG Programs in South Carolina are specifically excluded by HUD from participating in State CDBG Programs. Consequently, the State CDBG Program is prohibited from providing grants to neighboring local governments for activities that would primarily benefit Entitlement areas, including fair housing initiatives. Instead, Entitlement Programs are required to use their own CDBG administrative or grant funds to conduct fair housing activities within their jurisdictions, addressing locally identified impediments as outlined in their own Analyses of Impediments. Additionally, Entitlement Programs must allocate their own resources for outreach to citizens and housing providers within their respective county or city jurisdictions.

HOME Program

The HOME Program imposes requirements similar to those of the CDBG Program to affirmatively further fair housing. The program mandates that HOME-assisted property owners and developers understand and comply with fair housing requirements, ensuring that rental properties are managed without discrimination or impediments to fair housing choice. Additional affirmative marketing requirements are also enforced. As the Participating Jurisdiction (PJ) for the State HOME Program and administrator of the National Housing Trust Fund, the State Housing Finance and Development Authority has established affirmative marketing procedures and applies these requirements to all funding recipients, regardless of the number of units receiving HOME assistance. Recipients are required to implement specific procedures to market available housing to potential tenants and homebuyers who are least likely to apply, thereby increasing awareness of affordable housing opportunities. Affirmative marketing procedures include informing the public, potential tenants, and owners about fair housing laws and the State's affirmative marketing policy, actions required of project owners to market HOME-assisted housing, such as displaying the HUD Equal Employment Opportunity (EEO) logo or slogan, and outreach strategies to inform individuals who may not apply without targeted efforts. The State PJ also requires recipients to maintain records documenting these actions to facilitate evaluation of the effectiveness of affirmative marketing efforts.

CR-40 - Monitoring 91.220 and 91.230

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

Each of the Federal programs covered by the Consolidated Plan are governed by separate monitoring and compliance requirements, and the State relies on the enforcement of these requirements by administering agencies and organizations, whether public or private, to ensure compliance with statutory and regulatory program requirements.

CDBG Monitoring

In the CDBG program, all projects are monitored for compliance. The review process is carried out to determine whether approved activities are being carried out in a timely manner, whether activities and certifications are being conducted in accordance with the requirements and the primary objectives of Title I and with other applicable laws, and whether the grant recipient shows a continuing capacity to carry out approved activities in a timely manner. During a CDBG project, the State monitors each recipient through periodic on-site visits, or during COVID-19 to comply with public health protocols through virtual and desk monitoring, and written quarterly reports, so that any problems that might occur may be resolved as soon as possible. The State also conducts technical assistance visits for new grant award recipients to explain requirements to local officials and grant administrators, annually updates an implementation manual that describes all CDBG and State program requirements, as well as any related federal requirements, and every year holds a one-day application workshop and a two-day implementation workshop to provide more in-depth training for potential applicants and existing grant recipients. During 2024, workshops were held in person and via webinar. The purpose of the implementation workshop in particular is to provide instruction in all areas of state and federal program requirements, such as Section 3, procurement, environmental review, financial management, acquisition of real property, relocation, fair housing, Section 504, and labor standards. Additional topic sessions are added as needed to address any compliance areas where grantees have been requiring greater assistance, to provide even more in-depth training.

During Program Year 2025, there were 49 programmatic monitorings conducted with recipients of CDBG grants, and letters were sent to each afterwards, identifying any concerns or findings. CDBG staff work very closely with those grant recipients with findings to ensure that required actions are completed and all issues resolved before the grant can move forward to closeout. 20 of the 49 monitorings conducted resulted in some level of findings or concerns, and all but three have been cleared as a result of the grant recipient taking actions that satisfactorily resolved all findings.

Also during 2025, financial monitorings were conducted virtually with the grant recipients of CDBG-funded projects, and as with programmatic monitorings, letters were sent to each afterwards, identifying any concerns or findings noted during the monitoring. These recipients received letters describing

monitoring findings or concerns and all but three have taken actions that satisfactorily resolved all findings.

CDBG Slow-Moving Projects

Overall, it is the goal of the State to assist and support recipients in complying with applicable State and Federal requirements and in implementing their project activities in a timely manner. However, delays are sometimes encountered and this occasionally results in slow-moving projects that are identified by HUD as at risk of falling behind schedule. These projects are first identified when their HUD slow-moving status is pending, and the State works very aggressively with the grant recipients related to these projects to resolve underlying issues and get the project moving forward. For those where this is not possible, the State works with the grant recipient to develop remediation plans, or a plan that will be submitted to HUD describing the cause of the delay and identifying specific actions that can be taken by a target date to resolve the underlying issues. These plans must be approved by HUD, and once approved, the State must certify that the actions have been taken, or determine additional actions that will be required. Quarterly reports are required of all grant recipients, and these are very carefully reviewed for any slow-moving projects. In addition, the State has always sent out slow progress letters when grantees fail to complete startup requirements and/or get construction underway in a timely fashion. The number of projects flagged by HUD as slow-moving is continually changing. The IDIS report PR59 CDBG Activities at Risk Dashboard should be consulted for the most recent list.

CDBG Funds Disbursed and Requested

Total funds disbursed from each open HUD grant for state administration, technical assistance and all other expenditures can be found on the PR28 Financial Summaries included in the complete CAPER posted on the www.cdbgsc.com website. Funding requests submitted to IDIS for open projects and state administration and technical assistance are always for exact amounts, are processed through IDIS as well as pertinent state financial systems, and financial staff routinely review and reconcile reports from all systems.

HOME Rental Project On-Site Compliance Reviews

In the HOME program, all projects are normally subject to compliance monitoring requirements including an on-site review. Please see PR-50 HOME for details.

Note that if HOME projects are scheduled for an on-site inspection in any given year, at a minimum, the owners of rental projects are responsible for their own compliance evaluation annually. Rent and utility allowances must be reviewed and recalculated upon the anniversary of the lease renewal date. The HOME Final Rule requires approval of HOME rents on an annual basis for all developments with HOME- assisted units. The approval process is handled by the Compliance Monitoring Department. All HOME projects must use the Authority provided utility allowances. The annual income or annual gross income of tenants in HOME projects must be reviewed and verified each year. Owners must conduct on-site inspections for compliance with NSPIRE. The Authority conducts periodic on-site compliance reviews throughout the affordability period to ensure compliance with HOME rental program requirements, which include, but

are not limited to, occupancy requirements and property standards. And rental projects with 10 or more HOME units are required to submit financial statements annually to determine the financial health of a project. A HOME-assisted project that is terminated before completion, either voluntarily or otherwise, constitutes an ineligible activity and any HOME funds invested in the project must be repaid to the Authority's HOME Investment Program Fund in accordance with 24 CFR Part 92.503(b). Projects that do not progress as outlined in the HOME Funding Agreement, fail to meet established deadlines and/or require extensions and/or waivers are considered stalled projects.

HOME Financial Management Reviews

Audit requirements for non-profits and governmental entities are annual requirements that remain in effect from HOME award inception until the affordability period of the project has expired. Each year at the end of the entities fiscal year a determination must be made as to whether or not the entity is exempt for the fiscal year or if audit requirements have been triggered and an audit will need to be submitted. Non-profit and government entities are required to submit ANNUALLY; an Audit Requirements Certification Form no later than 30 days from the end of their fiscal year. HOME award recipients that are non-profits and governmental entities that expend \$1,000,000 or more in total federal financial assistance within any one fiscal year are required to obtain an independent audit in accordance with 2 CFR Part 200, Subpart F. The computation of the total of such assistance includes all federal funds expended by the entity and not just the amount of HOME dollars. For purposes of determining the amount of federal assistance expended, all federal assistance shall be considered, including that which is received directly from a federal agency, passed through a state or local government, passed through a non-profit organization, or any combination thereof. For those required to submit an audit, the annual due date is no later than nine (9) months from the end of the entities fiscal year triggering the audit.

Award recipients that expended less than \$1,000,000 during their fiscal year in federal financial assistance are exempt from federal audit requirements. However, the participant must still have financial records available for review by the Authority. The costs incurred to complete audits cannot be paid for with HOME project funds. In addition, non-federal entities cannot charge the following to a federal award: the cost of any audit completed under the Single Audit Act Amendments of 1996, not conducted in accordance with 2 CFR Part 200, Subpart F; and the costs of auditing non-federal entities which are exempt from 2 CFR Part 200, Subpart F.

HOPWA Monitoring

Within the South Carolina Department of Public Health (SC DPH) HOPWA statewide program, all project sponsors undergo annual monitoring for both programmatic and financial compliance and evaluation. These reviews are conducted through combined programmatic and financial site visits. The Ryan White (RW) Part B/HOPWA programmatic and quality site visits serve as key mechanisms used by SC DPH to assess adherence to program guidelines and evaluate performance outcomes across core and support services. This process reflects a collaborative effort to support RW providers in delivering high-quality services to clients.

The annual site visits include a comprehensive review of financial records, client charts for eligibility and

documentation, organizational policies and procedures, productivity, compliance with federal and state regulations, and programmatic and quality reports.

During Program Year 2025, all HOPWA grant project sponsors including those dually funded through RW Part B/HOPWA and those solely funded through HOPWA were subject to monitoring and evaluation. Following each site visit, sponsors received a summary report outlining recommendations, findings, and any identified areas of concern or improvement. DPH HOPWA staff continued to provide ongoing support to project sponsors through regular communication, meetings, and targeted training to ensure compliance and strengthen program oversight.

Additionally, DPH enhanced the capacity of each project sponsor by incorporating peer-to-peer training funds into their budgets. These funds support capacity building, technical assistance, and quality improvement initiatives, further strengthening the overall delivery of services.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Notification

An advertisement was published on June 7, 2026 in *The State*. This is a newspaper of general circulation with wide readership of both traditionally delivered paper versions and online versions. Readers of the online versions can be found throughout South Carolina. The notice indicated when the document would be available, the web address from which the draft document could be downloaded (www.cdbgSC.com) and how to obtain a copy of the report, including the website where the draft report is posted and available for download and physical addresses where hard copies of the report can be reviewed. Since the onset of COVID-19, the primary avenues for obtaining draft documents have been downloading via the cdbgSC.com website and requesting email or physical copies. The public notice provided a phone number and email address for requesting copies to be mailed or emailed.

Per the State's CP Plan, additional avenues for public notification were also used to capitalize on new technology and expand the reach of the notification effort. The SC Department of Commerce sent an email to the ten regional Councils of Government (COGs) as well as all of the local governments within the State CDBG Program area. A total of 445 notices were sent out to local governments. The electronic notification to the COGs provided a link to the draft CAPER and a request to make the document available within their region. Electronic notices to local governments included the web address from which the document could be downloaded. The State Housing Authority used their Constant Contact tool to email notifications to program constituents, and each of the other partner agencies were also sent electronic copies of the draft CAPER and asked to advise their constituents of its availability via email or newsletter. (Note that this is normally in addition to making physical copies available at partner agency offices during

regular business hours, throughout the public comment period, and posting on the Housing Authority website.)

Availability

The draft document was made available via download from the www.cdbgSC.com website, at each of the partner agency offices during normal business hours and via email from the SC Department of Commerce, lead agency for the development of the CAPER.

Timeframe for Review and Comment

The 15-day period for public review and comment ran from **June 11, 2026 to June 25, 2026**. The deadline for submitting written comments was close of business at the end of the 15-day period, or 5pm on June 25th.

Summary of Comments Received

Any comments received will be included in the final CAPER report when submitted to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

PY 2025 was the fifth and final year of the State's 2021-2025 Consolidated Plan. There were no substantive changes to the CDBG Program Objectives for 2025.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

There were 96 HOME-assisted projects that had on-site inspections during the 2025 program year. Regular monitoring occurred in the program year that began April 1, 2025 and ended on March 31, 2026. Issues commonly found during such inspections were incorrect utility allowances and incorrect rents, and deficiencies in verifying household assets, and deficiencies in employment verifications.

Due to IDIS input limits, the list of the 96 HOME-assisted projects has been included as an attachment to the CR-00 as "2025 HOME Monitoring".

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The Housing Authority requires all recipients of HOME funding to submit an Affirmative Marketing Plan at initial application; regardless how many HOME-assisted units are proposed to be in the project; and to have already taken steps to market the proposed project to "hard to reach populations." Such a plan must consist of actual actions to provide information and otherwise attract eligible persons in the housing market area to the proposed HOME-assisted housing without regard to race, color, national origin, sex, religion, familial status, or disability. The steps must include requirements (use of commercial media, use of community contacts, use of Equal Housing Opportunity Logo or slogan, and display of fair housing poster) and practices each Applicant will take in order to carry out affirmative marketing procedures such as:

1. Informing and soliciting applications from persons in the housing market who are not likely to apply for the HOME housing without special outreach.
2. Describing records that will be kept documenting actions taken to affirmatively market the program and units as well as records to assess the results, positive or negative, of the actions taken.

The Authority also requires that all LIHTC developments, regardless if HOME funding is sought or awarded, undertake efforts to affirmatively further fair housing. All LIHTC development owners must perform at least two of the following suggested actions if awarded tax credits:

1. Sponsor and/or provide workshop dates and times of fair housing seminars and campaigns for tenants and prospective tenants of the project.

2. Sponsor and/or send employees who will be interacting with tenants and prospective tenants of the project to racial sensitivity and/or diversity training.
3. Distribute and make available in the management office and community building fair housing brochures/materials to tenants and prospective tenants of the project.
4. Post fair housing materials, such as posters, in conspicuous locations at the project; i.e. the community office, mail kiosk, management office, etc.
5. Provide translation services for tenants or prospective tenants who are unable to speak or understand English.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

At the beginning of the program year the State had a balance of \$8,127,910.12 of HOME program income (PI) funds on hand. The PR-09 reported that in PY 2025 the state received a total of \$2,391,556.68 in program income from new rental development activities. The state had \$1,844,988.38 in program income fund expenditures from new rental development and TBRA activities leaving a balance of HOME PI funds at \$10,386,713 to be carried over to the new year. Of the program income funds spent in the program year, \$7,500.00 were for TBRA activities.

Program income was expended in the following projects:

9033 Chicora Renewal Phase II, New Rental Construction: There were 5 LMI households served with HOME assisted units. All of the households identified as Black or African American. Three of the households were low-income and two were moderate-income.

9220 Bridge Creek Pointe, New Rental Construction: There were 6 LMI households served with HOME assisted units. All households were White, non-Hispanic and extremely low-income.

9224 Limehouse Landing, New Rental Construction: There were 10 LMI households served with HOME assisted units. Nine households identified as Black or African American and one as white. Two households were extremely low-income and eight were low-income.

9605 TBRA Security Deposit: There were 5 LMI households assisted with security deposits paid directly to owners. Four households identified as Black or African American and one as white. All households also reported as extremely low-income.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

SCHFDA does not currently leverage HOME funds with LIHTC and TEB.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	300	281
Tenant-based rental assistance	125	122
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	10	11
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	10	28
Total	445	442

Table 11 – HOPWA Number of Households Served

Narrative

Note: The HOPWA Goals and Accomplishments table above is generated through IDIS and reflects the goals entered in the Action Plan. IDIS does not allow certain HOPWA activities, including Permanent Housing Placement and Supportive Services, to be included in this table, nor does it permit modification of goals for the objectives displayed. As a result, the table captures only actual accomplishments for the eligible objectives shown. The narrative below provides a more complete picture of program performance by including all HOPWA activities and goals, including Permanent Housing Placement and Supportive Services, which are reported elsewhere in the CAPER.

During the program year 2025, the SC HOPWA program provided housing assistance to 500 individuals living with HIV/AIDS. This included 122 individuals assisted through Tenant-Based Rental Assistance (TBRA), 11 individuals residing in permanent housing facilities, 28 individuals served in transitional or short-term housing facilities, 281 individuals receiving Short-Term Rent, Mortgage, and Utility Assistance (STRMU), and 58 individuals assisted through Permanent Housing Placement services. In addition to housing assistance, supportive services such as case management, medical care coordination, and transportation were provided to both housing-assisted clients and individuals who required services only. Overall, 1,421 individuals received supportive services during the program year.

Please see the separate HOPWA CAPER for more information.

Outcomes/outputs, and percentage completed:

Short-Term Rental Assistance & HOPWA STRMU

Expected GY 25 Goal: 300

Actual Program Year Accomplishment: 367

Percentage complete: 122.3%

Supportive Services for People with HIV/AIDs

Expected GY 25 Goal: 1,400

Actual Program Year Accomplishment: 1,481

Percentage complete: 105.8%

Tenant-based Rental Assistance

Expected GY 25 Goal: 125

Actual Program Year Accomplishment: 122

Percentage complete: 97.6%

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

The Housing Authority is implementing the State's approved NHTF Allocation Plan, which requires that all NHTF-funded activities involve affordable rental housing, and that completed units be occupied by households at or below 30% AMI or the federal poverty level, whichever is greater. To date, the State is complying with the Plan and all NHTF funds awarded have been for small rental development projects. Further, when complete, all units will be occupied by households at or below 30% AMI or the federal poverty level, whichever is greater.

Regarding progress, the NHTF Production Report, PR110, shows a total of 18 new rental construction units completed in the 2025 FY reporting period for a total of 72 units completed from the start of the program to the end of FY 2025.

Compliance with the requirements of 24 CFR part 93

Recipients of NHTF funding are required to determine that each family occupying an NHTF-funded unit is income-eligible as required by 24 CFR § 93.151, and income targeting requirements described in 24 CFR

§ 93.250 will be met regardless of the annual allocation for HTF funds as all occupants of NHTF-funded units are required to be at or below 30% AMI or the federal poverty level, whichever is greater.

Please see the Method of Distribution and the NHTF Program Specific sections in the 2025 Annual Action Plan for site and neighborhood requirements for the State's HTF program. This is in compliance with the HTF eligible activities provided for in 24 CFR § 93.200, and the SC NHTF Program does not allow any of the prohibited activities identified in 24 CFR § 93.204. In selecting projects for funding, the Housing Authority makes sure that sites for proposed new rental construction projects meet the requirements in 24 CFR 983.57(e)(2). The Housing Authority also mirrors the other project requirements in 24 CFR Subparts G through J in the policies and procedures established for the NHTF program. These include eligibility as affordable rental housing, maximum per unit development subsidy amount, underwriting, subsidy layering, property standards, tenant protections and selection, other applicable Federal requirements, and performance reviews and sanctions. Some of these are described in the Method of

Distribution and/or NHTF Program Specific sections of the 2025 Annual Action Plan, as well as in the Program documents available on the Authority's website.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	18	0	0	18	0	18
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	14	4	0	0	2
Total Labor Hours	170,630	109,000	0	0	45,416
Total Section 3 Worker Hours	1,277	32,480	0	0	21,919
Total Targeted Section 3 Worker Hours	0	1,745	0	0	1,745

Table 12 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	13	1	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	13	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	1	0	0	1
Outreach efforts to identify and secure bids from Section 3 business concerns.	13	1	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	12	2	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0		0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	2	0	0	1
Held one or more job fairs.	0	3	0	0	1
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding child care.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	13	0	0	0	0

Table 13 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 under 24 CFR 75 establishes economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance, such those from HUD CPD development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular Section 3 attempts to provide these economic opportunities to those who are the recipients of Federal assistance.

To qualify as “safe harbor” or satisfactory performance under Section 3, the benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project. For more information on the definitions of Section 3 workers and Targeted Section 3 workers, see the link to the Federal Register: <https://www.govinfo.gov/content/pkg/FR-2020-09-29/pdf/2020-19183.pdf>

Section 3 activities cover housing rehabilitation/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of \$300,000 per activity effective March 16, 2026, as noticed by FR-6085-N-05. A \$150,000 activity threshold also applies to grants under HUD's Lead Hazard Control and Healthy Homes programs.

Note that data here is from IDIS accomplishment screens, where data is entered prior to activity completion and closeout in IDIS. This generally occurs at grant programmatic closeout. Once IDIS accomplishment and Section 3 data is entered and the project is completed in IDIS, the activity is locked to further changes. All of the above selected “efforts” should reflect the activities that were programmatically closed during the year, and which were subject to Section 3. All grantees are required to undertake these efforts. If reviewing the online version of the CAPER, please see CR58 in the State’s PDF of the CAPER for correct information.

"Other" Section 3 efforts included:

- Identified projected employment, training and contracting opportunities and facilitated training and employment of Section 3 residents as contracting with Section 3 residents.
- Identified Section 3 business concerns through the local chambers of commerce, business associations, citizen advisory boards, local media advertising (i.e. newspapers) and other appropriate referral sources.

List are also maintained of eligible business concerns that utilize CDBG-funded procurements.

- Provided technical assistance to help Section 3 business concerns understand and bid on contracts.

Appropriate project area business concerns were notified of pending contractual opportunities.

- Included Section 3 information in procurement solicitation and incorporated Section 3 clauses in contractual documents. Section 3 info was discussed at the pre-construction conferences and the contractors compliance was reviewed during monitoring.
- Required all bidders to submit written Section 3 hiring and business utilization plans. The contractors were also required to submit reports to document actual accomplishments.
- Designated a local government official to serve as the locality/grantees Section 3 coordinator. The coordinator maintained records to document the steps taken to implement the Section 3 plans as well as any barriers that were encountered.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SOUTH CAROLINA
Organizational DUNS Number	878701374
UEI	
EIN/TIN Number	576000286
Identify the Field Office	COLUMBIA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mrs.
First Name	Michele
Middle Name	R
Last Name	Dowlen
Suffix	
Title	ESG Senior Program Manager

ESG Contact Address

Street Address 1	1205 Pendleton Street, Room 362
Street Address 2	
City	Columbia
State	SC
ZIP Code	29201-
Phone Number	8037342454
Extension	
Fax Number	
Email Address	michele.dowlen@admin.sc.gov

ESG Secondary Contact

Prefix	Mrs.
First Name	Tiffany
Last Name	Howard
Suffix	
Title	ESG Program Coordinator
Phone Number	8037341300
Extension	
Email Address	tiffany.howard@admin.sc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 04/01/2025
Program Year End Date 03/31/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: Any Length Recovery, Inc.
City: Sumter
State: SC
Zip Code: 29154-1551
DUNS Number
UEI: K4DAWK14PUW3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Bethel Men's Shelter
City: Rock Hill
State: SC
Zip Code: 29730-4252
DUNS Number
UEI: YNBDA5BQ7D73
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 27500

Subrecipient or Contractor Name: Catawba Area Coalition for the Homeless
City: Rock Hill
State: SC
Zip Code: 29731
DUNS Number
UEI: Lfqctxykq981
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 28000

Subrecipient or Contractor Name: The Cooperative Ministry
City: Columbia
State: SC
Zip Code: 29204-1567
DUNS Number
UEI: TA1BEMKQNW3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: Cumbee Center to Assist Abused Persons
City: Aiken
State: SC
Zip Code: 29802-1293
DUNS Number
UEI: HGXNZ1ALQ6M1
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: Eastern Carolina Homelessness Organization
City: Myrtle Beach
State: SC
Zip Code: 29578-1275
DUNS Number
UEI: MFCMNAS5KEA5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 150,500

Subrecipient or Contractor Name: Family Services Inc
City: Charleston
State: SC
Zip Code: 29423-8006
DUNS Number
UEI: L55GFAGZ7UN4
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 73438

Subrecipient or Contractor Name: First Impression of South Carolina Inc
City: Greenville
State: SC
Zip Code: 29607-2113
DUNS Number
UEI: CKQ7E384CHL9
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 21233

Subrecipient or Contractor Name: Family Promise of Anderson County
City: Anderson
State: SC
Zip Code: 29622-1466
DUNS Number
UEI: GLR7GAM96EF3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: Family Promise of Pickens County
City: Easley
State: SC
Zip Code: 29641
DUNS Number
UEI: ZLD2LUYUUQF9
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: Family Promise of York County
City: Rock Hill
State: SC
Zip Code:
DUNS Number
UEI: HL62YMNQCA13
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 31000

Subrecipient or Contractor Name: Goforth Recovery
City: Spartanburg
State: SC
Zip Code: 29306-3423
DUNS Number
UEI: CNCPGET2MGY1
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Housing Development Corporation of Rock Hill
City: Rock Hill
State: SC
Zip Code: 29731-1706
DUNS Number
UEI: EL99XPGNTKW5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: Homeless No More, Inc.
City: Columbia
State: SC
Zip Code: 29204-2486
DUNS Number
UEI: WNQJE9SBH7G8
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: Hope Missions of the Upstate
City: Anderson
State: SC
Zip Code: 29622
DUNS Number
UEI: M9DRE1YXB9E9
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 31000

Subrecipient or Contractor Name: Hopeful Horizons Inc.
City: Beaufort
State: SC
Zip Code: 29901-1775
DUNS Number
UEI: D2KABHDVVYU9
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 70000

Subrecipient or Contractor Name: In His Name-Colleton
City: Walterboro
State: SC
Zip Code: 29488
DUNS Number
UEI: HMRQGNKXJX13
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Laurens County Safe Homes Network
City: Clinton
State: SC
Zip Code: 29325-0744
DUNS Number
UEI: LM6KLCFA5UM8
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 60000

Subrecipient or Contractor Name: The Life House Women's Shelter Inc.
City: Rock Hill
State: SC
Zip Code: 29730-4048
DUNS Number
UEI: MTVGLD3AVLZ6
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Lowcountry Community Action Agency Inc.
City: Walterboro
State: SC
Zip Code: 29488-2980
DUNS Number
UEI: M4HNC173GJP5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Meg's House
City: Greenwood
State: SC
Zip Code: 29648-3410
DUNS Number
UEI: GDWNX786NA47
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 61000

Subrecipient or Contractor Name: The Midlands Housing Alliance, Inc.
City: Columbia
State: SC
Zip Code: 29201-2125
DUNS Number
UEI: F4AKFKPB2UB8
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 82000

Subrecipient or Contractor Name: Mental Illness Recovery Center, Inc.
City: Columbia
State: SC
Zip Code: SC 29204-2038
DUNS Number
UEI: PWBLHHDSP3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: My Sister's House, Inc.
City: North Charleston
State: SC
Zip Code: 29405-7149
DUNS Number
UEI: SJKHDN49S5J3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: New Directions of Horry County Inc.
City: Myrtle Beach
State: SC
Zip Code: 29578-2922
DUNS Number
UEI: G9LAJKKQEM89
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: One-Eighty Place
City: Charleston
State: SC
Zip Code: 29413-0038
DUNS Number
UEI: M125FGBKE2F4
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: Our Daily Rest Inc.
City: Seneca
State: SC
Zip Code: 29679-1246
DUNS Number
UEI: CSFXCFMJMTB4
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: Palmetto Place Children and Youth Services
City: Columbia
State: SC
Zip Code: 29230
DUNS Number
UEI: G9M8J43AXRP4
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: Pathways Community Center Inc.
City: Rock Hill
State: SC
Zip Code: 29732-7704
DUNS Number
UEI: VKCDX4N48AA7
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Pee Dee Community Action Partnership
City: Florence
State: SC
Zip Code: 29505-3439
DUNS Number
UEI: WLEJYM5ZVEH5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 47000

Subrecipient or Contractor Name: Pee Dee Coalition Against Domestic and Sex Abuse
City: Florence
State: SC
Zip Code:
DUNS Number
UEI: 29503-1351
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 70000

Subrecipient or Contractor Name: Pendleton Place
City: Greenville
State: SC
Zip Code: 29601-2317
DUNS Number
UEI: M7K3HKHGEJ21
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Prisma Health-Midlands
City: Greenville
State: SC
Zip Code: 29605
DUNS Number
UEI: KQ3QX9AHQY76
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Project R.E.S.T.
City: Spartanburg
State: SC
Zip Code: 29302-1924
DUNS Number
UEI: WW2ZC1XX39H6
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 64000

Subrecipient or Contractor Name: Safe Harbor Inc.
City: Greenville
State: SC
Zip Code: 29602-0174
DUNS Number
UEI: QNWJYJ583KN5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 55000

Subrecipient or Contractor Name: Safe Passage Inc. : A Domestic Peace Program
City: Rock Hill
State: SC
Zip Code: 29731-1458
DUNS Number
UEI: E99XDWHATH93
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: The Salvation Army of Greenville
City: Greenville
State: SC
Zip Code: 29602-1237
DUNS Number
UEI: YFR5BKBA8ZE7
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 106899

Subrecipient or Contractor Name: The Salvation Army of the Midlands
City: Columbia
State: SC
Zip Code: 29202
DUNS Number
UEI: EKX4NWGCE9Q9
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 72250

Subrecipient or Contractor Name: Samaritan House of Orangeburg County, Inc.
City: Orangeburg
State: SC
Zip Code: 29116
DUNS Number
UEI: X6DFGFBCT7E1
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Sunbelt Human Advancement Resources Inc. (SHARE)
City: Greenville
State: SC
Zip Code: 29603-0204
DUNS Number
UEI: DKTCUL4DN723
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 85000

Subrecipient or Contractor Name: Sistercare Inc.
City: Columbia
State: SC
Zip Code: 29202-1029
DUNS Number
UEI: FM1JMBRDZYV8
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 10000

Subrecipient or Contractor Name: Sumter United Ministries
City: Sumter
State: SC
Zip Code: 29150-8002
DUNS Number
UEI: VZNDE2KQ6XG7
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: United Housing Connections
City: Greenville
State: SC
Zip Code: 29607-2529
DUNS Number
UEI: ER6UGVUT19V4
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 105000

Subrecipient or Contractor Name: United Way of the Midlands Inc.
City: Columbia
State: SC
Zip Code: 29201
DUNS Number
UEI: GAZSGA6VVAM3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: United Way of the Piedmont, Inc.
City: Spartanburg
State: SC
Zip Code: 29304-5624
DUNS Number
UEI: C7E7GNWJBSX5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: United Way of Kershaw County
City: Camden
State: SC
Zip Code: 29021
DUNS Number
UEI: HMSWE6ATL4E9
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 78500

Subrecipient or Contractor Name: Warriors Once Again
City: Spartanburg
State: SC
Zip Code: 29302-1506
DUNS Number
UEI: R91JDFGRS8K5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: Women's Shelter
City: Columbia
State: SC
Zip Code: 29203-6434
DUNS Number
UEI: M1RMM4LYP151
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Nonprofit
ESG Subgrant or Contract Award Amount: 50000