



*City of Charleston
South Carolina*

Clerk of Council Department

WILLIAM S. COGSWELL, JR.
MAYOR

JENNIFER B. COOK
CLERK OF COUNCIL

SPECIAL COMMUNITY DEVELOPMENT COMMITTEE AGENDA

A special meeting of the Community Development Committee will be held at **3:00 p.m., Thursday, June 12, 2025**, via Conference Call at 1-929-205-6099, Access Code: 759694505. The agenda will be as follows:

- Invocation

a. Public Participation

Any person who speaks at a Community Development meeting shall conduct himself or herself in a manner appropriate to the decorum of the meeting and is asked to observe Section 2-28 (a) of the Code of the City of Charleston, Rules of Decorum. Violation of the Rules of Decorum may result in the forfeiture of audience before the Committee and/or removal from the meeting.

Citizens can participate virtually by telephone or leave comments for the Committee by completing the form at <http://innovate.charleston-sc.gov/comments/>. If requesting to speak by telephone, please provide your name and telephone number. Requests to speak at the meeting and comments must be received by 12:00 p.m., Thursday, June 12, 2025.

b. Approval of Minutes

None

c. Old Business

None

d. New Business

1. Review of 2025-2026 Federal awards from HUD
2. Review and approval of the budgets for the 2025-2026 Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) funding
3. Review and approval of the 2025-2029 Consolidated Plan including the 2025-2026 Annual Action Plan

Miscellaneous Business

Adjourn

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

May 14, 2025

The Honorable William Cogswell
Mayor of Charleston
PO Box 652
Charleston, SC 29402

Dear Mayor Cogswell,

Secretary Scott Turner is committed to improving housing opportunities, reducing regulations to lower housing cost, and expanding housing supply for hardworking Americans. The nationwide shortage of rental and owner-occupied properties and the current rate of construction has not kept pace with the demand. This lack of adequate housing supply leads to higher prices for renters and homebuyers alike, forcing some into homelessness and preventing countless Americans from becoming homeowners. Across the country, partnerships between public and private sectors are providing millions of Americans an opportunity to get ahead. HUD is determined to continue its collaboration with you so programs are responsibly utilized and can spark additional leveraging and partnerships to address the nation's housing crisis.

As authorized by the Consolidated Appropriations Act (Public Law 119-4) on March 15, 2025, I am honored and excited to announce that your jurisdiction is receiving the following Fiscal Year 2025 allocations for the identified programs:

Community Development Block Grant (CDBG) - \$934,538.00
HOME Investment Partnerships (HOME) - \$528,030.42
Emergency Solutions Grants (ESG) - \$0.00
Housing Opportunities for Persons W/ HIV/AIDS (HOPWA) - \$1,212,240.00
Housing Trust Fund (HTF) - \$0.00
Recovery Housing Program (RHP) - \$0.00

In addition, your jurisdiction's CDBG allocation for this year provides you with \$4,227,690.00 in available Section 108 loan guarantee borrowing authority. Section 108 permits you to borrow up to five times of your current CDBG allocation. This loan allows jurisdictions to maximize access to low-interest capital, and provide long-term financing to invest in Opportunity Zones, or further address gap financing for big projects that you envision for your community.

As you are finalizing your Annual Action Plans or Consolidated Plans that are due for submission to our office by August 16, 2025, please be reminded that it is important to align with executive orders and applicable laws. If you or any member of your staff have questions, please do not hesitate to contact your local HUD Field Office in Columbia or CPDGDAS@hud.gov.

Thank you for your interest in CPD programs and for ensuring that these dollars are responsibly achieving outcomes as intended by law. When people have a safe and stable place to call home, they can focus on contributing to the economy and be productive members of their respective communities.

Sincerely,



Claudette Fernandez
General Deputy Assistant Secretary
for Community Planning and Development

2025 - 2026 Program Year
Community Development Block Grant (CDBG)
(\$934,538.00(HUD) +\$200,000 PI = \$1,134,538.00)

No.	Organization	Project Name	Project Description	Description of how funds will be utilized in subrecipient application. Section C #9.	Prior Yr. Funding (PY 2024-2025)	2025-2026 CDBG Request	CD Advisory Committee
1	City of Charleston	CDBG Program Administration	Funds will be utilized to administer the City of Charleston's CDBG Program and partially fund the salary for additional Deputy Director position.	City of Charleston	\$80,000	\$90,000	\$90,000
2	City of Charleston	Property Maintenance	Funds will be utilized to maintain homes or lots acquired by the City of Charleston.	City of Charleston	\$25,000	\$40,000	\$40,000
3	City of Charleston	Rehabilitation Program	Funds will be utilized to support the Limited Substantial and Substantial programs.	City of Charleston	\$100,000	\$255,860	\$255,860
4	City of Charleston	Roof Replacement Program	Funds will be utilized to support the City's Roof Program which provides new roofs to eligible homeowners.	City of Charleston	\$197,360	\$200,000	\$200,000
5	City of Charleston	Down Payment Assistance	Funds will be utilized to provide downpayment assistance to purchase a home in the City of Charleston.	City of Charleston	\$10,000	\$70,000	\$70,000
6	City of Charleston	Heirs Property Program	Funds will be utilized to provide assistance to clients in the navigation of heir's property rights.	City of Charleston	\$0	\$20,000	\$20,000
7	City of Charleston	Housing Acquisition	Funds will be utilized to facilitate acquisition of affordable housing.	City of Charleston	\$0	\$53,678	\$53,678
8	City of Charleston	Environmental Reviews	Funds will be utilized for ER's on selected properties to ensure compliance with HUD regulations as well as funds for the departments 2025 Consolidated Plan.	City of Charleston	\$75,000	\$60,000	\$60,000
9	City of Charleston	City of Charleston - Financial Empowerment Center (FEC) (PS)	Funds will be applied to the City's FEC Program run through the Office of Children, Youth, and Families Department.	City of Charleston	\$0	\$25,000	\$25,000

2025 - 2026 Program Year
Community Development Block Grant (CDBG)
(\$934,538.00(HUD) +\$200,000 PI = \$1,134,538.00)

No.	Organization	Project Name	Project Description	Description of how funds will be utilized in subrecipient application. Section C #9.	Prior Yr. Funding (PY 2024-2025)	2025-2026 CDBG Request	CD Advisory Committee
10	Charleston Habitat for Humanity	Critical Home Repairs for the Low-Income Homeowners	Charleston Habitat for Humanity (CHFH)'s Critical Repair Program is a significant part of affordable housing in the local area, helping people stay in their homes. Homeowners meet income qualifications (under 80% of AMI) and apply to receive free interior and exterior repairs (doors, ramps, siding, roofing, and windows) completed by CHFH's Construction.	Funds will support up to six Critical Home Repairs in the City of Charleston	\$43,750	\$50,000	\$50,000
11	Charleston Pro Bono Legal Services (PS)	Charleston Pro Bono Home Stabilization Initiative	Charleston Pro Bono provides free civil legal services essential to home stability for low-income children, families, and individuals. With services ranging from fighting wrongful evictions to obtaining public benefits to assisting with family law and probate issues, our office provides necessary legal services to those unable to afford a private attorney to support their basic needs.	Attorney and Intake Coordinator time to provide free civil legal aid services and education to 125 low-income families.	\$20,000	\$46,850	\$20,000
12	Charleston Promise Neighborhood (PS)	Charleston Promise Neighborhood School Supports- General Operating	Funds will be utilized to support school programming, administrative and operational costs for the organization.	800- access to Kidswell clinics, 100 students- extended learning opportunities, 60 parents will participate in parent and community engagement.	\$25,000	\$50,000	\$20,000
13	Charleston Trident Urban League	House and Home	Funds will be utilized for administrative purposes while administering the House and Home Program.	Funds will be utilized for administrative purposes while administering the House and Home Program.	\$35,000	\$50,000	\$30,000
14	Charleston Trident Urban League	CTUL Fair Housing Program	Funds will be utilized for administrative costs while operating the Fair Housing Hotline Program.	The program will provide direct assistance and landlord/tenant negotiation/education to at least 250 clients and 1000 beneficiaries for the grant period.	\$40,000	\$50,000	\$50,000

2025 - 2026 Program Year
Community Development Block Grant (CDBG)
(\$934,538.00(HUD) +\$200,000 PI = \$1,134,538.00)

No.	Organization	Project Name	Project Description	Description of how funds will be utilized in subrecipient application. Section C #9.	Prior Yr. Funding (PY 2024-2025)	2025-2026 CDBG Request	CD Advisory Committee
15	Closing the Gap in Healthcare (PS)	Health Literacy Program	Funds will be used to develop, manage, and broadcast health tips via radio, television, social media platforms, as well as delivery seminars to minority communities in the Tricountry area.	Reaching 50 -60% of Charleston residents through our media plans and outlets	\$10,000	\$25,000	\$10,000
16	Humanities Foundation (PS)	Shelter Net	100% of the funds will go directly to qualified applicants for emergency financial assistance up to \$500/ household.	Based on our 2024 data, we project an average assistance of \$800 per household.	\$25,000	\$50,000	\$25,000
17	One80 Place (PS)	One80 Place Shelter	Funds will be used to offset the cost of utilities necessary for the daily operation of One80 Place's emergency shelters and facilities.	Provide shelter to 150 individuals.	\$40,000	\$50,000	\$30,000
18	Operation Home	The Critical Home Repair Program	Funds will be utilized to complete repairs for low-income (less than 50% AMI) homeowners.	Up to seven (7) completed repairs.	\$43,750	\$50,000	\$50,000
19	Homeless to Hope, INC.(PS)	Hope Center	Services and assistance for the unsheltered.	Funds to assist clients with one time mortgage, emergency rental assistance, emergency hotel stays, one way bus tickets back to their home state (unhoused individuals), utility assistance (light and water)	\$20,000	\$25,000	\$20,000
20	ICNA Relief USA d/b/a Shifa Free Clinic (PS)	Expanding Access to Healthcare & Combating Food Insecurity	The program will provide hunger preventative services such as food pickup and home deliveries to low-income families within the City of Charleston.	100 individuals benefited with multi-specialty no cost health care, including primary care, vision, Ob/Gyn, pediatrics including no cost labs, medications as available, education and addressing food insecurity by providing monthly free food.	\$20,000	\$50,000	\$15,000
				Total Recommended (w/ City programs)			\$1,134,538.00
				Total Requested:(Non profits only)			\$496,850
Note:(PS)=Public Service; Project is subject to 15% Public Service Cap; Current cap equals -- \$170,180							
						Total Public Service:	\$165,000

<p style="text-align: center;">2025 - 2026 Program Year HOME Investment Partnerships Program (HOME) (\$528,030 HUD Allocation)</p>							
No.	Organization	Project Name	Project Description	Description of how funds will be utilized in subrecipient application. Section C #9.	Prior Yr. Funding (PY 2024-2025)	2025-2026 HOME Request	CD Advisory Committee
1	City of Charleston	HOME Program Administration	Funds will be utilized to administer the City of Charleston's HOME Program.	City of Charleston	\$49,155	\$52,800	\$52,800
2	City of Charleston	Rehabilitation Program	Funds will be utilized to support the Limited Substantial and Substantial programs.	City of Charleston	\$100,000	\$100,000	\$100,000
3	City of Charleston	Rental Rehab	Funds will be utilized to support the City's rental rehabilitation program.	City of Charleston	\$50,000	\$50,000	\$50,000
4	City of Charleston	Acquisition of Land	Funds will be applied to land acquisition in the City of Charleston.	City of Charleston	\$68,659	\$96,026	\$96,026
5	CHDO Allocation	CHDO 15% set-aside funds for CHDO projects.	Funds will be utilized for rehabilitation of homes within the City of Charleston.	City of Charleston	\$73,732	\$79,204	\$79,204
6	Palmetto CAP	36 Cooper St	Funds will be utilized to construct new affordable rental units in the City of Charleston.	4 Housing Units for rent	\$50,000	\$50,000	\$50,000
7	Holy City Treks	Pink House Community Center	The Pink House has the space for two efficiency apartments in the house, as well as community space for their programs, as well as 2 housing units next to their main house.	Renovation of the existing structure to create 2 rental units	\$0	\$122,940	\$100,000
Total Recommended (with City Programs)							\$528,030
Total Funding Recommended (only Non profits):						\$150,000	

2025 - 2026 Program Year

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

\$1,212,240.00 (Estimated HUD Allocation)

#	Organization	Project Name	Project Description	Description of how funds will be utilized in subrecipient application. Section C #9.	Prior Yr. Funding (PY 2024-2025)	2025--2026 HOPWA Request	CD Advisory Committee
1	Palmetto Community Care/Lowcountry Aids Services	HOPWA Program	Funds will be utilized for administrative, housing costs related to the provision of housing and related services for persons with HIV or AIDS, as well as for construction of five (5) units @ Lee St.	TBRA (22 Households) STRMU (126 Households) PHP (12) Supportive Services (460 Unduplicated Individuals) \$524,393.74 (Housing and Support Services) \$211,206.26 (Salaries and Admin)	\$798,961	\$735,600	\$675,873
2	Roper St. Francis Healthcare (Ryan White Wellness Center	ROPER St. Francis (RSF) Health Services Center Hope Housing Program	Funds will be utilized for administrative and housing costs related to the provision of housing and related services for persons with HIV or AIDS.	TBRA (30) PHP (50) STRMU (100) Sup. Serv. (150) FBHA (2) STSH (4) \$521,272.00 (Housing and Supportive Services)	\$344,564	\$585,000	\$500,000
3	City of Charleston	HOPWA Program Administration	Funds will be utilized for administrative expenses for the City of Charleston's oversight of the HOPWA program.	City of Charleston	\$35,367	\$36,367	\$36,367
Total Recommended with City Programs):							\$1,212,240
Total Funding Requested(only Non profits)					\$1,175,873		



2025-2029 Consolidated Plan

Summary

Housing and Community Development
City of Charleston
75 Calhoun Street, Third Floor,
Charleston, SC 29401

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Executive Summary

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

1. Introduction

The City of Charleston has received grant awards through the United States Department of Housing and Urban Development (HUD) as an Entitlement City since 1975. An Entitlement City is a designation provided by HUD indicating certain conditions exists that warrant an allocation of funding from the federal government.

The City, in coordination with private, public, and non-profit housing developers, has made significant contributions to the provision of affordable rental and for-sale housing and will continue to embrace creative and innovative strategies that enable a greater production of affordable housing residences. The City of Charleston is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community.

The City of Charleston regularly engages with the public and with partner organizations to determine real-time needs throughout the community. Open lines of communication are maintained between the city and the area's many non-profit and social service agencies. Meetings of the City's Boards, Commissions and partner agencies are held both on a monthly and quarterly basis to share and gather information from partners and citizens.

In 1975, the City of Charleston received its first award of Community Development Block Grant (CDBG) funds. Since that time, the City has received additional funding administered by HUD to include; the Section 108 Loan, Community Development Block Grant Funding (CDBG), Home Investment Partnerships Program (HOME) funds, Housing Opportunities for Persons with Aids (HOPWA) funds, Shelter Plus Care Grant and Lead Hazard Control Grants. The FY2025 allocation is as follows:

CDBG = \$934,538

HOME = \$528,030.42

HOPWA = \$1,212,240

Total = \$2,674,808

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

The City of Charleston has developed its strategic plan based on an analysis of the data presented in this plan and an extensive community participation and consultation process. Through these efforts, the

City has identified five priority needs with associated goals to address those needs. The priority needs with associated goals include:

Priority Need: Improve Public Facilities & Infrastructure

1A Improve Public Facilities & Infrastructure

Priority Need: Affordable Housing

2A Affordable Housing Opportunities

Priority Need: Public Services

3A Public Services for LMI & Special Needs

Priority Need: Housing & Services for Persons w/ HIV/AIDS

4A Housing & Services for Persons w/ HIV/AIDS

Priority Need: Effective Program Management

5A Effective Program Management

3. Evaluation of past performance

The City, in coordination with private, public, and non-profit housing developers, have made significant contributions to the provision of affordable rental and for-sale housing and will continue to embrace creative and innovative strategies that enable a greater production of affordable housing residences.

The City of Charleston's Department of Housing and Community Development under the new leadership of Mayor William Scott Cogswell, Jr. and Charleston City Council and in collaboration with nonprofit, for-profit and other community stakeholders accomplished a great deal during PY 2024. Our goals are to ensure that low- and moderate-income residents live in beautiful homes that are well-designed, energy efficient and affordably priced; small businesses are thriving and offering employment opportunities to youth and young adults and neighborhood residents have access to after-school programs, parks and neighborhood facilities that offer avenues for learning and continued growth.

4. Summary of citizen participation process and consultation process

The City of Charleston ensures that there are multiple opportunities for interested community stakeholders to review and comment on the City's Housing and Community Development plans. In preparation for the City's 2025-2029 Consolidated Plan and 2025 - 2026 Annual Action Plan submission, a public notice was posted in the Post and Courier and on the City of Charleston's Department of Housing and Community Development Website to communicate with citizens the plans for Housing and Community Development funds and to gather public comments.

Public Hearing: Three public hearings were held during the development of the 2025 – 2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The first public hearing was held on May 29, 2025, at 3:00 pm. The first hearing took place at the City's Housing and Community Development Department Conference Room, located at 75 Calhoun Street, Suite 3200, Charleston, SC 29401. The second hearing took place during a special meeting of the Community Development Committee on June 12, 2025, at 3:00 PM via Zoom and in City Council Chambers, 80 Broad Street, Charleston, SC 29401. The third hearing took place during the City Council meeting on June 17, 2025, at 5:00 PM located at City Council Chamber, 80 Broad Street Charleston, SC 29401. All residents were encouraged to attend and provide comments.

30-Day Public Comment Period: The draft of the ConPlan and AAP was available for public comment between May 29, 2025 and June 30, 2025 and was available online at <https://www.charleston-sc.gov/233/Housing-Community-Development> or at the Department of Housing and Community Development, located at 75 Calhoun Street, Suite 3200, Charleston, SC 29401.

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARINGS: A summary of comments will be included after the public hearings.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is in the PR-15 Participation.

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

All comments or views will be accepted from the public hearing and public comment period.

7. Summary

The Consolidated Plan includes a housing and community needs assessment, a Strategic Plan, and Annual Action Plans that describe how federal resources will be used each year to meet identified goals. The PY 2025 AAP will be the first of five annual plans aligned with the new 2025-2029 Consolidated Plan. At the close of each program year, the City will report on accomplishments and evaluate performance through the Consolidated Annual Performance and Evaluation Report (CAPER).

Primary data sources for the Consolidated Plan include: 2019-2023 American Community Survey 5-Year Estimates, 2017-2021 CHAS, Longitudinal Employer-Household Dynamics (LEHD), Bureau of Labor Statistics, Inventory Management System/PIH Information Center (IMS/PIC), HUD Fair Market Rent and HOME Rent Limits, CoC Point-in-Time data for the City, and other local sources. A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2019-2023 data and tables that utilize CHAS contain 2017-2021 data. At the time of writing only 2017-2021 CHAS data was available from

HUD. However, 2019-2023 ACS data was available and thus the City thought it best to utilize the most current data source where possible, and that incongruencies in the source years were outweighed by the more accurate demographic and housing picture painted by the 2019-2023 ACS data.

The City of Charleston, in partnership with Bloomberg Associates, commissioned a housing study that established six strategic goals to be achieved by 2030. These goals are:

- Create 3,500 more affordable or attainable homes
- Build at least 7,500 new homes
- Double the number of homes sold annually at or below \$400,000
- Catalyze \$800 million in investment in affordable housing
- Reduce the number of persons experiencing homelessness by 25%
- Stabilize at least 1,000 existing households

The goals identified in the City's Consolidated Plan align with these priorities and support Charleston's long-term vision to expand housing access, strengthen neighborhood stability, and meet the housing needs of its residents by 2030.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	2A Affordable Housing Opportunities	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$3,688,155.00 HOME: \$2,376,152.10	Rental units constructed: 35 Household Housing Unit Tenant-based rental assistance: 50 Households Assisted Direct Financial Assistance to Homebuyers: 25 Households Assisted Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	3A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$850,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
4	4A Housing & Services for Persons w/ HIV/AIDS	2025	2029	Non-Homeless Special Needs	Citywide Low/Mod Eligible HOPWA EMSA	Housing & Services for Persons w/ HIV/AIDS	HOPWA: \$5,879,365.00	Tenant-based rental assistance: 260 Households Assisted Housing for People with HIV/AIDS added: 340 Household Housing Unit HIV/AIDS Housing Operations: 1130 Household Housing Unit Other (Supportive Services): 2900

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	5A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Management	CDBG: \$1,134,535.00 HOME: \$264,000.00 HOPWA: \$181,835.00	Other: 5

Table 1 – Goals Summary

Goal Descriptions

1	Goal Name	1A Improve Public Facilities & Infrastructure
	Goal Description	Funds may be used to expand access to public infrastructure through development activities in low/mod areas and for special need persons. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. The City will also expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
2	Goal Name	2A Affordable Housing Opportunities
	Goal Description	Funds will be used to support homeowners with repairs through the City's Homeowner Rehabilitation program, develop rental housing developments, down payment assistance for first-time homebuyers, rental assistance for low-income households, and provide financial resources to Community Housing Development Organizations (CHDO) and housing providers that seek to develop rental and owner-occupied housing for the low-income population.
3	Goal Name	3A Public Services for LMI & Special Needs
	Goal Description	Funds will be used to support public services for low- to moderate-income and special needs persons in Charleston. These public services may include but are not limited to health programs, neighborhood-based crime prevention programs and childcare as well as educational enrichment programs for children and youth. Funding may also be utilized to provide supportive services for special needs populations including persons with HIV/AIDS, those at-risk of homelessness, seniors and persons with disabilities.
4	Goal Name	4A Housing & Services for Persons w/ HIV/AIDS
	Goal Description	Funds will be provided for housing subsidy programs such as TBRA assistance, short-term rent, mortgage and utility assistance (STRMU), and permanent housing placement assistance for eligible persons with HIV/AIDS. The City will also provide for supportive services such as case management, transportation, and medical services.
5	Goal Name	5A Effective Program Management
	Goal Description	The City has a goal to effectively manage and provide administration of HUD grant programs. This includes monitoring subrecipients to ensure they are meeting goals and remain in compliance, planning of the program, keeping strict grant-based accounting, and other eligible activities.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Charleston receives CDBG and HOME funds for affordable housing and community development activities for use within the City. The City also receives HOPWA funds for housing and supportive services for persons with HIV/AIDS and their families, and these activities may be directed towards eligible persons living within the three-county HOPWA EMSA area. The following table shows the CDBG, HOME and HOPWA allocations for the PY 2025 AAP, which is the first year of the Consolidated Plan. The expected amount available for the remainder of the ConPlan is four (4x) more years of the annual allocation.

In PY 2025, the City anticipates it will also have program income in the amount of \$200,000 generated through housing activities in the CDBG program. There will be no prior year resources reprogrammed and reallocated towards new activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	934,538.00	200,000.00	0.00	1,134,538.00	4,538,152.00	CDBG funds will be allocated to the administration of the program, programs and services benefitting the public, community revitalization and other eligible activities. PY 2025 is the first year of the ConPlan and the expected amount available for the remainder of the ConPlan is four (4x) more years of the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	528,030.42	0.00	0.00	528,030.00	2,112,122.00	HOME funds will be used to support the development and revitalization of housing for LMI households. PY 2025 is the first year of the ConPlan and the expected amount available for the remainder of the ConPlan is four (4x) more years of the annual allocation and program income.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,212,240.00	0.00	0.00	1,212,240.00	4,848,960.00	HOPWA funds will be used to support the administration of the program and also for the provision of services provided by HOPWA Project Sponsors. PY 2025 is the first year of the ConPlan and the expected amount available for the remainder of the ConPlan is four (4x) more years of the annual allocation.

Table 2 - Expected Resources – Priority Table

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	2A Affordable Housing Opportunities	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$742,631.00 HOME: \$475,230.42	Rental units constructed: 7 Household Housing Unit Tenant-based rental assistance: 10 Households Assisted Direct Financial Assistance to Homebuyers: 5 Households Assisted Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	3A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$165,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	4A Housing & Services for Persons w/ HIV/AIDS	2025	2029	Non-Homeless Special Needs	Citywide Low/Mod Eligible HOPWA EMSA	Housing & Services for Persons w/ HIV/AIDS	HOPWA: \$1,175,873.00	Tenant-based rental assistance: 52 Households Assisted Housing for People with HIV/AIDS added: 68 Household Housing Unit HIV/AIDS Housing Operations: 226 Household Housing Unit Other (Supportive Services): 580
4	5A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Management	CDBG: \$226,907.00 HOME: \$52,800.00 HOPWA: \$36,367.00	Other: 1

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	2A Affordable Housing Opportunities
	Goal Description	Funds will be used to support homeowners with repairs through the City's Homeowner Rehabilitation program, develop rental housing developments, down payment assistance for first-time homebuyers, rental assistance for low-income households, and provide financial resources to Community Housing Development Organizations (CHDO) and housing providers that seek to develop rental and owner-occupied housing for the low-income population.
2	Goal Name	3A Public Services for LMI & Special Needs
	Goal Description	Funds will be used to support public services for low- to moderate-income and special needs persons in Charleston. These public services may include but are not limited to health programs, neighborhood-based crime prevention programs and childcare as well as educational enrichment programs for children and youth. Funding may also be utilized to provide supportive services for special needs populations including persons with HIV/AIDS, those at-risk of homelessness, seniors and persons with disabilities.
3	Goal Name	4A Housing & Services for Persons w/ HIV/AIDS
	Goal Description	Funds will be provided for housing subsidy programs such as TBRA assistance, short-term rent, mortgage and utility assistance (STRMU), and permanent housing placement assistance for eligible persons with HIV/AIDS. The City will also provide for supportive services such as case management, transportation, and medical services.
4	Goal Name	5A Effective Program Management
	Goal Description	The City has a goal to effectively manage and provide administration of HUD grant programs. This includes monitoring subrecipients to ensure they are meeting goals and remain in compliance, planning of the program, keeping strict grant-based accounting, and other eligible activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Charleston administers a comprehensive housing and community development program. This program includes awarding grants to local housing and service providers, the provision of housing rehabilitation services, grant oversight/monitoring and regular reporting to the U.S. Department of Housing and Urban Development (HUD). The following projects describe the activities the City of Charleston will fund from Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Housing Opportunities for Persons with AIDS (HOPWA) funds in the coming program year.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Public Services
3	CDBG: Housing Programs
4	HOME: Administration
5	HOME: CHDO Set-Aside (15%)
6	HOME: Affordable Housing Development
7	HOPWA: Administration
8	HOPWA: Palmetto Community Care/Lowcountry Aids Services
9	HOPWA: Roper St. Francis Healthcare

Table 4 - Project Information

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

The funded projects address the housing and related services needs identified within the Needs Analysis and Housing Market Assessment sections of this Consolidated Plan. City of Charleston awards grant funds to support housing and community development activities in the City of Charleston, which includes the peninsula of Charleston, areas of West Ashley, James and Johns Island. However, HOPWA funding which is granted by the Department of HUD and administered by the City of Charleston enables the extension of services to the Metropolitan Statistical Area or MSA.

The preservation of existing affordable housing units as well as the development of additional affordable housing, for both rental and homeownership opportunities, remains one of the highest priorities in the City. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include direct financial assistance, rental housing construction, existing homeowner housing rehab, tenant-based rental assistance and other homeownership opportunities. HOME has a 10%

admin grant cap and must allocate at least 15% towards CHDO affordable housing development.

Public services that provide basic needs for LMI and special needs are a high priority. These services focus on helping individuals and families avoid homelessness and gain self-sufficiency. This need exceeds the amount of funds available. CDBG has a 20% admin and 15% public services grant cap.

Public facilities and infrastructure improvements and expanded access have been identified as a need in Charleston, specifically in low- and moderate-income areas. Public improvements and expanded access are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. Due to limited funds, not every priority can be addressed in each year of the Consolidated Plan, and this priority will not be funded in PY 2025.

There is also a need to provide for housing subsidy programs and supportive services for persons with HIV/AIDS such as permanent housing placement, TBRA and short-term rent, mortgage and utility assistance (STRMU). Supportive services and housing subsidy programs are vital to persons living with HIV/AIDS as any housing instability may greatly affect the ability for this group to receive the care they need. HOPWA has an admin cap of 3%.

The greatest obstacle to addressing underserved needs is funding. Despite this obstacle to meeting underserved needs, goals are being achieved through a concentrated effort implemented by a collaborative partnership of local government, nonprofit organizations and more recently, private organizations. Additionally, Subrecipients funded by the City of Charleston pursue funding from other local jurisdictions, foundations and banks to ensure their projects come to fruition.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: \$226,907.00
	Description	Funding to administer the 2025 CDBG Program for the City of Charleston. CDBG admin costs may not exceed 20% of the FY allocation.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
2	Planned Activities	Funding to cover staff salaries and operating expenses associated with administering the CDBG program, and Charleston Trident Urban League Fair Housing Program (\$50,000) estimated at 20% of the grant amount and any program income (21A).
	Project Name	CDBG: Public Services
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3A Public Services for LMI & Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$165,000.00
	Description	Funding for public services to LMI and special need persons in the City. Costs associated with this need may not exceed 15% of the FY grant allocation.
	Target Date	5/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	<p>Planned activities:</p> <p>City of Charleston – Financial Empowerment Center (FEC): \$25,000</p> <p>Charleston Pro Bono Home Stabilization Initiative: \$20,000</p> <p>Charleston Promise Neighborhood School Supports- General Operating: \$20,000</p> <p>Closing the Gap in Healthcare – Health Literacy Program: \$10,000</p> <p>Humanities Foundation – ShelterNet: \$25,000</p> <p>One80 Place Shelter: \$30,000</p> <p>Homeless to Hope, INC. – Hope Center: \$20,000</p> <p>ICNA Relief USA d/b/a Shifa Free Clinic – Expanding Access to Healthcare & Combating Food Insecurity: \$15,000</p>
3	Project Name	CDBG: Housing Programs
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	2A Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$742,631.00
	Description	Funding to assist existing LMI homeowners with housing rehabilitation programs such as the Limited Substantial and Substantial Housing Rehabilitation Program and Roof Replacement Program. Funding will also be provided for the Down Payment Assistance program.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 5 Households Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit
	Location Description	Citywide, eligible.

	Planned Activities Planned activities: City of Charleston – Property Maintenance: \$40,000 City of Charleston – Rehabilitation Program: \$255,860 City of Charleston – Roof Replacement Program: \$200,000 City of Charleston – Down Payment Assistance: \$70,000 City of Charleston – Heirs Property Program: \$20,000 City of Charleston – Housing Acquisition: \$53,678 Charleston Habitat for Humanity – Critical Home Repairs for the Low-Income Homeowners: \$50,000 Charleston Trident Urban League – House and Home: \$30,000
4	Project Name HOME: Administration Target Area Citywide Low/Mod Eligible Goals Supported 5A Effective Program Management Needs Addressed Effective Program Management Funding HOME: \$52,800.00 Description Funding to administer the 2025 HOME Program for the City of Charleston. HOME admin costs may not exceed 10% of the FY allocation. Target Date 5/31/2026 Estimate the number and type of families that will benefit from the proposed activities N/A Location Description Citywide, eligible. Planned Activities Funding to cover staff salaries and operating expenses associated with administering the HOME program estimated at no more than 10% of the grant amount and any program income.
5	Project Name HOME: CHDO Set-Aside (15%) Target Area Citywide Low/Mod Eligible Goals Supported 2A Affordable Housing Opportunities Needs Addressed Affordable Housing Funding HOME: \$79,205.00

	Description	CHDO 15% set-aside funds for CHDO affordable housing development projects.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 2 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Funds will be utilized for CDBG affordable housing development activities within the City of Charleston.
6	Project Name	HOME: Affordable Housing Development
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	2A Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$396,025.42
	Description	Funding for affordable housing development and preservation in the City. Programs include the Limited Substantial and Substantial programs, the rental rehabilitation program, and rental housing developments from local housing developers.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 5 Household Housing Unit Tenant-based rental assistance: 10 Households Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities may include new rental housing construction, rental assistance, and housing rehabilitation activities.
7	Project Name	HOPWA: Administration
	Target Area	Citywide Low/Mod Eligible HOPWA EMSA
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	HOPWA: \$36,367.00

	Description	Funding to administer the 2025 HOPWA Program for the City of Charleston. HOPWA admin costs may not exceed 3% of the FY allocation.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible; HOPWA EMSA
	Planned Activities	Funding to cover staff salaries and operating expenses associated with administering the HOPWA program estimated at no more than 3% of the grant amount.
8	Project Name	HOPWA: Palmetto Community Care/Lowcountry Aids Services
	Target Area	Citywide Low/Mod Eligible HOPWA EMSA
	Goals Supported	4A Housing & Services for Persons w/ HIV/AIDS
	Needs Addressed	Housing & Services for Persons w/ HIV/AIDS
	Funding	HOPWA: \$675,873.00
	Description	Funds will be utilized housing costs related to the provision of housing and related services for persons with HIV or AIDS. HOPWA Sponsor administrative costs may not exceed 7% of their grant award.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance: 22 Households Assisted Housing for People with HIV/AIDS added: 12 Household Housing Unit HIV/AIDS Housing Operations: 126 Household Housing Unit Other (Supportive Services): 460
	Location Description	Citywide, eligible; HOPWA EMSA
	Planned Activities	Planned activities include housing subsidy programs such as TBRA, STRMU, permanent housing placement, and supportive services.
9	Project Name	HOPWA: Roper St. Francis Healthcare
	Target Area	Citywide Low/Mod Eligible HOPWA EMSA
	Goals Supported	4A Housing & Services for Persons w/ HIV/AIDS

Needs Addressed	Housing & Services for Persons w/ HIV/AIDS
Funding	HOPWA: \$500,000.00
Description	Funds will be utilized for housing costs related to the provision of housing and related services for persons with HIV or AIDS. HOPWA Sponsor administrative costs may not exceed 7% of their grant award.
Target Date	5/31/2026
Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance: 30 Households Assisted Housing for People with HIV/AIDS added: 56 Household Housing Unit HIV/AIDS Housing Operations: 100 Household Housing Unit Other (Supportive Services): 120
Location Description	Citywide, eligible; HOPWA EMSA
Planned Activities	Planned activities include housing subsidy programs such as TBRA, STRMU, permanent housing placement, and supportive services.

