

CITY OF CHARLESTON, SOUTH CAROLINA

2020



2020 Consolidated Plan

Respectfully submitted to the Department of Housing and Urban Development

The Honorable John J. Tecklenburg, Mayor

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City of Charleston Department of Housing and Community Development

75 Calhoun Street, Suite 3200 Charleston, SC 29401

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 exist that warrant an allocation of funding from the federal government. The federal awards obtained by the City of Charleston from HUD have made a significant impact in low wealth communities located in the City of Charleston by improving the living conditions of residents who own their homes by replacing roofs and substantially rehabilitating owner-occupied houses; co-financing multi-family rental developments with non-profit organizations; advancing educational opportunities through the support of educational enhancement programs operated by organizations such as Charleston Promise Neighborhood, (which is modeled after the successful Harlem Zone) and the Trident Literacy Association; facilitating the creation of first time homeownership opportunities through, the City's Homeownership Initiative (HI) and with non-profit and for-profit developers; enhancing economic opportunities for local contractors through the housing repair programs; providing assistance to Special Needs households through One80 Place's homeless shelter and HIV/AIDS Service Providers, Palmetto Community Care and Roper St. Francis Healthcare Ryan White Wellness Center. Through the efforts mentioned above and in collaboration with additional agencies, the City will work to fulfill the goals outlined in this Consolidated Plan with the infusion of federal and leveraged funding.

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 FY2020 allocation is as follows:

CDBG = \$830,624

HOME = \$536,126

HOPWA = 816,925

Total = \$2,183,675

Additionally, the Department of HUD has provided a special award to the City of Charleston in Community

Development Block Grant (CDBG) and Housing Opportunities for Persons with AIDS (HOPWA) funds as a result of the COVID-19 pandemic. These allocations were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed March 27, 2020. CDBG-CV funding was awarded in the amount of 488,628 and HOPWA-CV funds in the amount of \$118,886.

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 four Priority Needs and twenty-three goals to address those needs. The priority needs include: 1) Improving Affordable Housing Options, 2) Expanding Economic Opportunities, 3) Providing Suitable Living Environments and 4) Improving the Capacity of Area Housing and Community Service Providers. To provide for those needs, the twenty-three goals for the next five years are as follows:

1. Provide Homebuyer Opportunities
2. Increase and Improve the Supply of Affordable Rental Housing
3. Assist Homeowners with Needed Repairs
4. Decrease Cost Burden Households
5. Decrease Overcrowding and Increase Housing Accommodations for Large Families
6. Leverage Non-Federal Resources to address Priority Needs
7. Provide for Special Needs Housing Opportunities, including Homeless and those at risk of becoming homeless
8. Promote Fair Housing
9. Provide financial or technical support to New and Expanding Businesses in the Community Development target communities
10. Provide Job Training and Job Placement Services to low and moderate income residents.
11. Improve Access to Economic Opportunities for low and moderate income residents
12. Expand Employment Opportunities by creating Jobs that support LMI Households
13. Partner with local economic development entities to Recruit Jobs that pay Living Wages
14. Improve Financial Literacy among LMI Populations and Younger Demographics
15. Leverage and Collaborate with Opportunities Zones developers to Incentivize Affordable Housing Development
16. Increase Housing Opportunities and Services for People at risk of and Impacted by AIDS
17. Decrease Vacancy and Blight
18. Decrease Concentrated Poverty, Race/Ethnicity, Public and Assisted Housing (R-ECAP Areas) in Community Development Target communities.

19. Reduce Hazards in Homes, including Lead-Based Paint, Mold, and Asbestos
20. Improve the Availability of Public Services and Facilities
21. Increase Capacity of Housing and Service Providers
22. Address physical housing needs in areas where Sea Level Rise and Sustainability are crucial for LMI households.
23. Preserve and create sustainable LMI housing located in the Flood Plain (This goal should match the goal we placed in the Flood Stat Plan

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. However, affordable housing remains one of the most prolific needs facing the Charleston Area community, as documented by the current Consolidated Plan, the City's previous 2015-2019 Consolidated Plan, and the 2020 Housing for a Fairer Charleston report. As a result of the information contained in the plan; the Community Development Citizens' Advisory Committee and the Community Development Committee of City Council give highest priority to those activities which result in the development of affordable homeownership and rental housing opportunities, as well as, housing-related services.

4. Summary of citizen participation process and consultation process

The City of Charleston's Housing and Community Development Department held thirteen meetings at various locations throughout Charleston in order to gain insight from the public. In addition to live question and answers, surveys that asked participants to rate community development priorities were conducted online using Survey Monkey and at the public meetings. Survey comments can be found with the report as an attachment. The City also consulted with local and regional service providers, agencies, and planning organizations by way of interviews and meetings. Once drafted, the plan was released for a 30-day comment period March 11, 2020. Ads were posted in the Post and Courier, The Chronicle and on the City's website.

5. Summary of public comments

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 2020-2024 Consolidated Plan submission, public meetings were held to communicate with citizens the plans for Housing and Community Development funds. (For copies of the advertisements for the public hearings, minutes from the public meetings as well as survey responses please refer to the Appendix.) An online survey through Survey Monkey was distributed by the city in addition to the survey conducted at public meetings. Three hundred and forty-five (345) 45 participants responded to the city's 2020 Community Needs Online Survey. Participants were asked to prioritize

issues within their community. Four focus group sessions with 60 participants were conducted January 28, 2020. The participants identified Access to Public Transportation (67%), Job Training, Workforce Development 77% and Housing Affordability as high priority needs.

Topics that Respondents indicated were areas of Significant Need

Housing

1. Housing for senior citizens – 56%
2. Housing for disabled persons – 56%
3. Housing for persons with mental illness – 52%

Homelessness

1. Shelters for abused children/spouses – 68%
2. Counseling services for the homeless – 67%

Infrastructure

1. Improve drainage features in residential areas – 76%
2. Improve existing streets and roads -69%

Community Development

1. Expand Public transportation options - 73%
2. After school and summer programs for students Pre-k -12 – 52%

Employment and Training

1. Personal Finance 67%
2. Job readiness skills – 58%

Crime Prevention

1. Funding for neighborhood-based crime prevention programs 53%

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

All comments were accepted and are attached in the Citizen Participation Appendix.

7. Summary

Primary data sources for the Consolidated Plan include: 2014-2018 American Community Survey 5-Year Estimates, 2011 - 2015 CHAS, Bureau of Labor Statistics, 2010 Census, Center for Disease Control, Longitudinal Employer-Household Dynamics, Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), SC Department of Health and Environmental Control, and local data sources.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	CHARLESTON	Housing and Community Development
HOPWA Administrator	CHARLESTON	Housing and Community Development
HOME Administrator	CHARLESTON	Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Charleston is an entitlement community and a participating jurisdiction with the U.S. Department of Housing and Urban Development. This status allows the City to receive direct assistance from HUD for the Community Development Block Grant (CDBG) program, the Home Investment Partnerships Program (HOME) as well as receive assistance through the Housing Opportunities for Persons with Aids (HOPWA). The Consolidated Plan is a comprehensive document that describes the City’s housing market conditions, identifies needs for affordable housing and community development and provides strategies to address the needs over the next five years. The plan coordinates the City’s housing and economic development goals and strategies with other public, private and non-profit community housing providers and non-housing service agencies. The resulting Consolidated Plan provides a unified vision for community development, economic development, and housing actions with the primary goals of providing affordable housing, public facilities, revitalized targeted neighborhoods, preservation of historic resources, support for homeless and special needs populations and building and maintaining existing infrastructure.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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. As the administrators of HUD's CDBG, HOME and HOPWA programs, the City's Department of Housing and Community Development acts as a hub for community and economic development in the area. Open lines of communication are maintained between the City and the area's many non-profit and social service agencies.

In addition to the annual allocations of CDBG, HOME and HOPWA, the City of Charleston also received allocations of CDBG and HOPWA CARES Act funds due to the COVID-19 Pandemic. City staff consulted with partners and the public via phone, email and other online forums to garner their input on how the funds would be used in the Charleston community.

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

Besides keeping an open-door policy and maintaining ongoing daily communication with the area's many agencies and service providers, the City of Charleston's Housing and Community Development Department is engaged in a number of efforts and initiatives to enhance coordination amongst the community's governmental and service frameworks.

Community Development Advisory Committee

The Advisory Committee consists of nine citizens, which includes two City Council members, representing minorities, the elderly, disabled and low and moderate-income groups as well as residents of program target areas. The committee assists in directing the planning and implementation of the City's Housing and Community Development programs. They also play a critical role in awarding Housing and Community Development funds to eligible and competent organizations to carry out goals outlined in the Consolidated Plan.

Community Development Committee of City Council

The Community Development Committee consists of six members of Charleston City Council and the Mayor. Their responsibility involves making recommendations to the full Council on matters pertaining to land use and development policy, municipal planning and comprehensive development planning services, urban and neighborhood redevelopment services and economic development services.

Redevelopment & Preservation Commission (RPC)

The Redevelopment and Preservation Commission is comprised of 12 members, consisting of the Mayor and the 11 professional and community members. The commission advises the Mayor, City Council, and the Department of Housing and Community Development staff of appropriate goals and objectives in implementing redevelopment and preservation activities on behalf of the City of Charleston. The purpose of the redevelopment and preservation program is to assist residents in designated target areas with financial assistance to preserve and enhance the livability of their home.

Homeownership Initiative Commission (HIC)

The Homeownership Initiative Commission (HIC) is a nine-member municipal body appointed by the Mayor with the approval of the City Council. The HIC advises the Mayor, City Council and the Department of Housing and Community Development as to appropriate policies and procedures for implementing the City of Charleston's First Time Homeownership Initiative (HI) Program.

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

The City of Charleston is engaged with the Lowcountry Homeless Coalition (LHC), a collaborative group of service providers implementing housing services for the homeless, as well as other organizations with an interest in preventing homelessness. Among those involved are local nonprofit agencies, local government entities, the public schools, housing authorities, law enforcement, faith communities, and financial supporters.

The partnership was created to maximize the resources available to homeless persons through the development and coordination of an effective and comprehensive continuum of care system addressing services from homelessness prevention services, to outreach services, emergency shelter, transitional housing, permanent supportive housing, and permanent affordable housing. City of Charleston staff actively participates in meetings and trainings with the LHC on an ongoing basis.

The City also supports organizations that aid in the mission of the LHC. Recently, CDBG funding has been provided to One80 Place and the Humanities Foundation. . One80 Place provides food, shelter and critical supportive services to help individuals, Veterans and families turn their lives around. Humanities Foundation a member of the LHC, also administers a program called ShelterNet, which assists persons

who are at-risk of becoming homeless by providing financial assistance to prevent them from losing their place of residence or to assist in paying past due utilities. Humanities Foundation also provides permanent housing for formerly homeless persons in several of its developments.

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

The City of Charleston values the community input it receives in identifying and prioritizing the housing and community development needs outlined in the Consolidated Plan. The City of Charleston has continued its' commitment to work with elected and appointed officials, residents, agencies, service providers, business and industry, and other organizations to establish priorities and promote programs to increase the sustainability of our community. Individual interviews were conducted with three City Councilmembers who have worked directly in housing, housing counseling and community/economic development arenas to garner their insights and feedback regarding the housing market and strategic next steps. One Councilmember believes that greater attention should be given to the Analysis of Impediments to Fair Housing Choice. Interviews with three Public Housing Authorities to include City of Charleston Housing Authority, Charleston County Housing Authority and North Charleston Housing Authority. Each discussed the challenges and opportunities encountered and how they are addressing the needs faced by their agency to include the implementation of the Rental Assistance Demonstration Program, which will provide an opportunity for increases in housing opportunities. Origin SC shared information regarding the programs managed by their organization and the impact the lack of housing is having on their clientele. They also discussed the opportunity to develop housing on land currently owned by the organization. Humanities Foundation discussed the need to sell a few of their properties whose affordability restrictions were expiring. Both properties sold were purchased by organizations who were able to preserve for long-term affordability. Humanities also discussed the increases in construction costs in the Charleston community. Humanities also manages the Shelternet Program and discussed how clients who require services are a much younger demographic.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	One80Place
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They are the area's primary agency in providing services and programs for those who are homeless. They are the primary source of information and documentation for the chronically homeless. It is expected that they will continue to provide these services and programs.
2	Agency/Group/Organization	South Carolina Community Loan Fund
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	South Carolina Community Loan Fund (SCCLF) provided insight on local building and construction trends and demolition activity. Consultation with SCCLF provided strategies for providing an increased number of affordable options for low / moderate income households.
3	Agency/Group/Organization	Origin SC
	Agency/Group/Organization Type	Services - Housing Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was conducted January 29, 2020 and Origin SC provided details on their professional financial and housing counseling services. Origin SC is a significant source for individuals and families and it is expected that they will continue to provide these services and programs.
4	Agency/Group/Organization	CITY OF CHARLESTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing

What section of the Plan was addressed by Consultation?	Public Housing Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The PHA provided detailed information regarding their housing choice voucher program. They also provided information regarding rental housing options for low/moderate income citizens. The PHA and the city regularly communicate and provide each other with information regarding their Five Year and Annual Action Plans. Through consultation, they will provide key information on the needs of low /moderate income households regarding rental housing.

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

Partner agencies were consulted and/or their staff attended one of the public meetings held for the Consolidated Plan. Internet or Broadband service providers were not consulted, information related to Broadband access was made public through an initiative lead by House Majority Whip James E. Clyburn and other representatives to lower the digital divide. Additionally local representatives and service providers have programs in place to aid in Broadband access for low and moderate income households.

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

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

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The tri-county (Berkeley, Charleston, and Dorchester) region's population has grown in recent years, housing costs have increased and the availability of homes affordable to existing and new residents that are located close to employment centers and existing public facilities and services has declined. As a result, in 2009, the Charleston County Planning Commission created an Affordable Housing Committee to address the provision of affordable and workforce housing consistent with the recommendations of the Charleston County Comprehensive Plan. The Committee represents a variety of groups including several County Planning Commission members; representatives from the City of Charleston, City of North Charleston, Town of Mount Pleasant; SC, Community Loan Fund (formerly Lowcountry Housing

Trust); Berkeley Charleston Dorchester Council of Governments (BCDCOG); for-profit and non-profit developers; and County staff.

The BCDCOG recently completed a 2018-2023 Comprehensive Economic Development Strategy (CEDs) with strategies to address the tri-county needs with significant impact on Charleston such as road infrastructure and workforce development.

Additionally, the City of Charleston has both a Storm Water Management and Office of Resilience and Emergency Management. Their staff was consulted in the development of goals and strategies for the City's Consolidated Plan to ensure that low and moderate income households and other vulnerable populations' needs were address as it related to flood hazards, building standards and sea level rise.

Narrative (optional):

The City of Charleston works closely with the Housing Authority of the City of Charleston. The Housing Authority is finalizing the construction of 62 units of rental housing on land donated by the City of Charleston. The housing will assist in meeting the housing needs of persons earning 30% to 150% of the Area Median Income. A certain number of those units are targeted for the elderly. The City also takes opportunities to partner with the State Housing Finance and Development Authority to comment on the Qualified Allocation Plan (QAP) produced by State Housing. State Housing oversees the Low Income Housing Tax Credit Program (LIHTC) and the QAP governs that plan. Additionally, State housing administers several other housing programs that lend to the preservation and creation of affordable housing in the State of SC.

The following agencies were consulted with through meetings and correspondences

- Charleston Habitat for Humanity
- Charleston Pro Bono Legal Services
- Charleston Promise Neighborhood
- Charleston Trident Urban League
- Closing the Gap in Health Care, Inc.
- Episcopal Diocese of SC
- Humanities Foundation, Inc.
- Operation Home
- Military Community Connection of SC
- Sea Island Habitat for Humanity
- Trident Literacy Association
- Palmetto Community Care
- Roper St. Francis Healthcare (Ryan White Wellness Center
- North Charleston Housing Authority

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Department of Housing and Community Development (DHCD) is responsible for the development of and updates to the Citizen Participation Plan. DHCD also maintains all required records and reports available for public review. Records are kept and made available which show racial and income data as well as beneficiaries of CDBG funded activities.

Housing and Community Development staff and other city staff, attempt on an ongoing basis, to encourage participation by all citizens with special emphasis on persons of low to moderate incomes and residents of slum and blighted areas in the community.

The Department of Housing and Community Development has developed a formal process for soliciting the maximum amount of citizens' input into the comprehensive housing and neighborhood planning process. With regard to the five-year Consolidated Plan, public hearings and various meetings were conducted prior to the formulation of the plan. The public is also afforded 30 days to comment on the contents of the Consolidated Plan. Citizen comments are then summarized and included in the Consolidated Plan document.

The City conducted a series of community meetings and focus groups, as well as a survey, to obtain insight from the public into community development needs and priorities. Meetings were conducted at the Waring Senior Center and College of Charleston campus to secure the insights and feedback from senior residents and college students. Both demographics have unique insights and provide insights relative to housing, transportation and economic opportunities and challenges.

In addition to the City's regular process due to the event surrounding COVID-19 and the CARES Act additional notices were placed in the paper to publicize the additional funding received. Communication to the general public and with other agencies throughout the COVID-19 has taken place to gauge the needs of the community. The immediate needs identified through conversations and emails included rental, mortgage and utility assistance and services for unsheltered persons. CARES Act funds will increase the number of beneficiaries of our Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	NONPROFIT ORGANIZATIONS Community Meeting on Jan 28, 2020	General concerns and issues from local nonprofit organizations were received. Attendees participated in Analysis of Impediments to Housing Choice exercise	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	College Students	Harry M. Lightsey Center-College of Charleston	Affordable housing was a major concern as students reported having to split \$600 rent 4 ways. Distance from their home to the campus is increasing their transportation cost which adversely affects the money they are able to spend on housing.	All comments were accepted.	
4	Newspaper Ad	Persons with disabilities Non-targeted/broad community	An advertisement was placed in the local newspaper announcing the award of CDBG-CV and HOPWA-CV funding.	No comments were received	No comments were received, therefore there was not an opportunity to reject any.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in Charleston by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the need's assessment is to identify the nature and prevalence of housing problems experienced by Charleston's citizens. The primary housing problems assessed are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the City in setting evidence-based priorities for the CDBG and HOME programs.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Charleston experienced a population growth of approximately 15% between 2010 and 2018 (2018 ACS 5-Year Estimates) - with the population climbing from 116,347 to 133,762. Over the same time period, the Median Household Income increased by 31% to \$64,599. Currently, 27% of homeowners and 47% of renters are cost-burdened due to housing costs. The data paints a picture of both growth and struggle for the community. Rising prices (in terms of wages and housing) are positive indicators of economic growth, but expensive housing puts continued pressure on low-to-moderate income households - pushing many of them into unsustainable housing situations.

Income data utilized by HUD for this section is for households, which may seem low to those accustomed to using the family income metric. While the median household income for Charleston was \$64,599 according to 2014-2018 ACS estimates, the median family income was \$89,821 - a substantial difference. The Census explains the formal difference between household and family: "A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together."

The chart below highlights demographic changes in population, number of households, and income between 2010 and 2018.

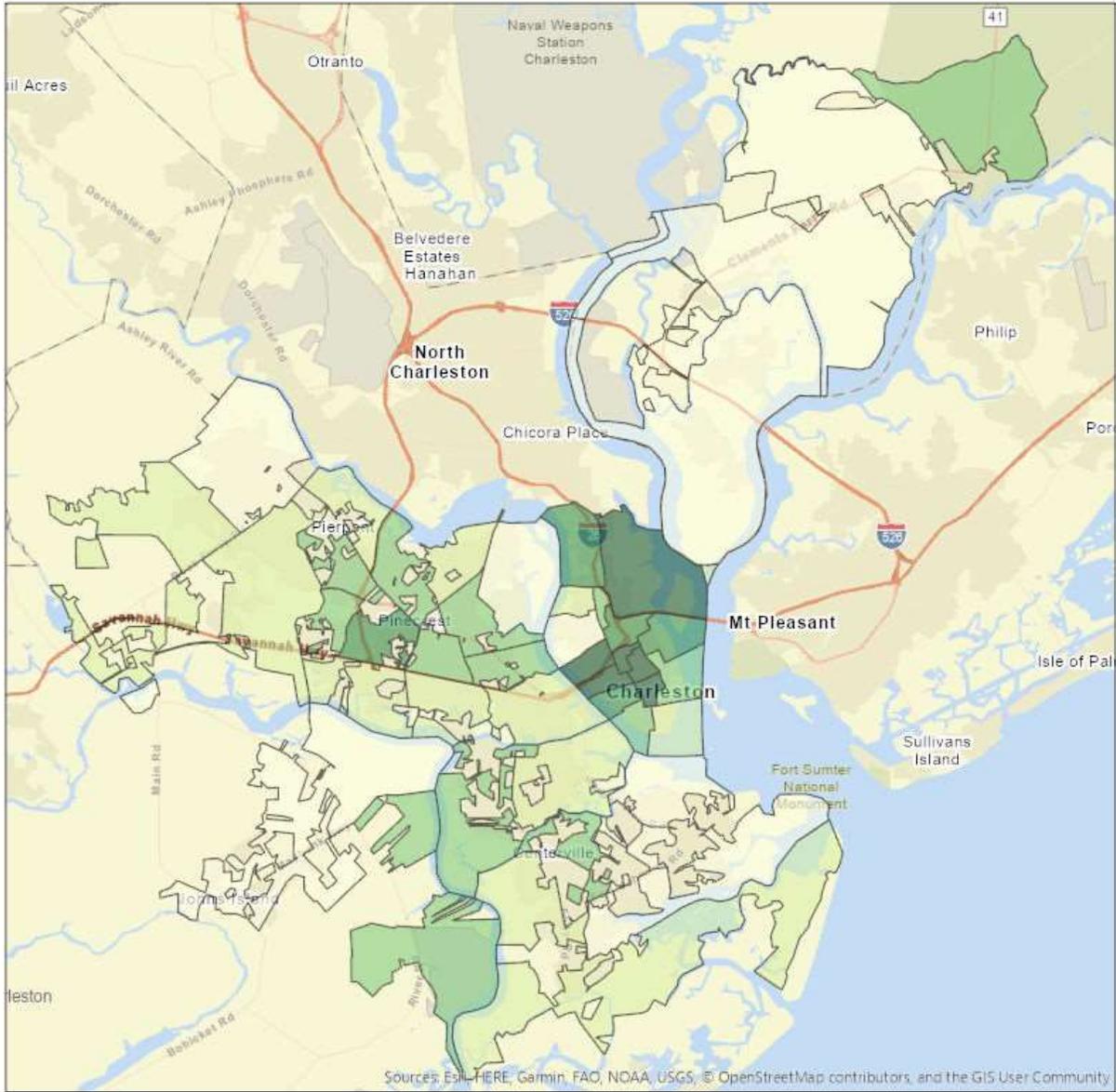
Demographics	Base Year: 2010	Most Recent Year: 2018	% Change
Population	116,347	133,762	15%
Households	49,288	55,013	12%
Median Income	\$49,448.00	\$64,599.00	31%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

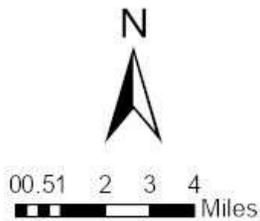
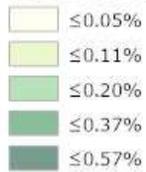
2014 - 2018 ACS Survey

Data Source Comments:

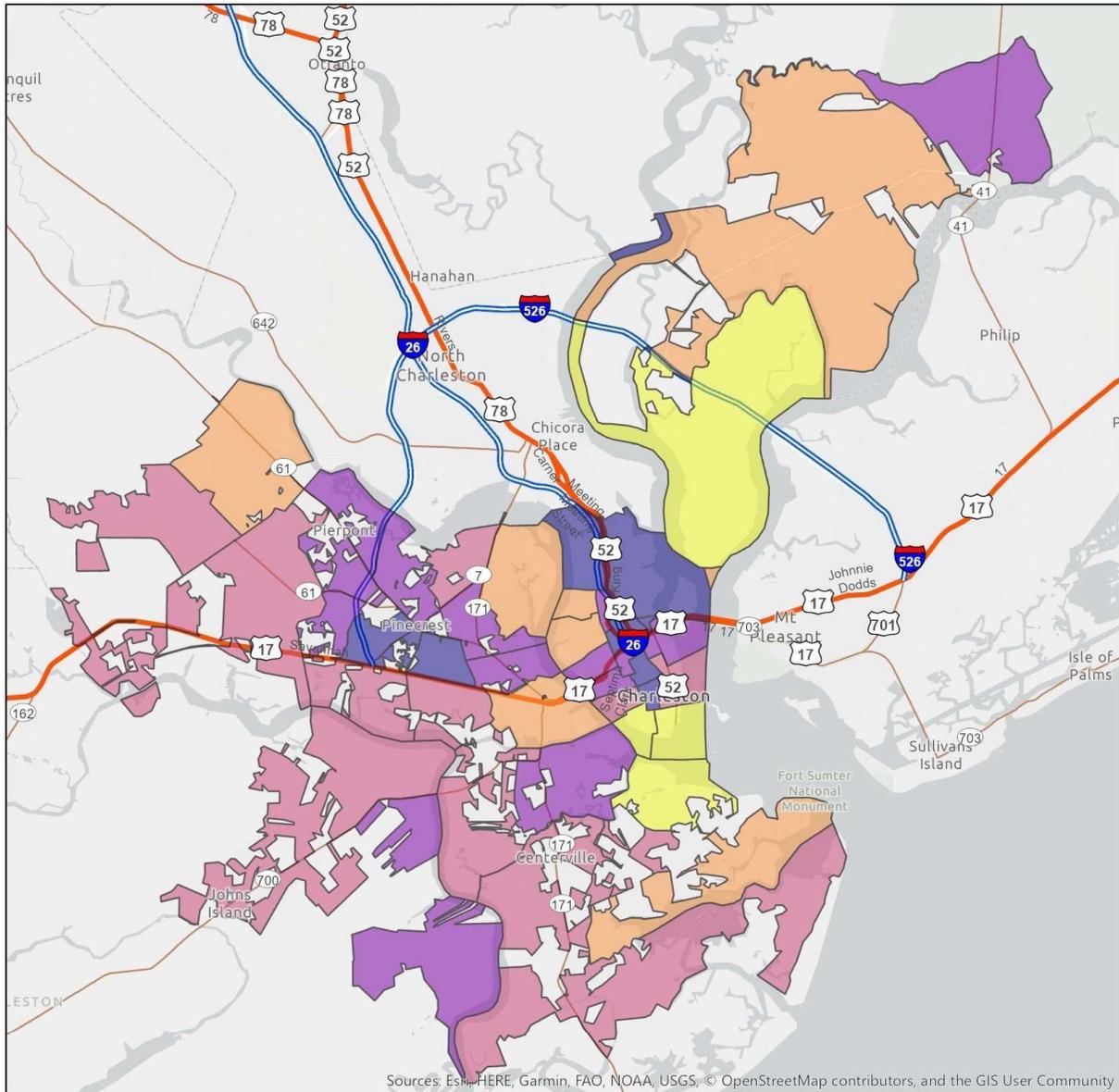


Charleston, South Carolina

Percent Poverty

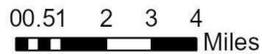


Percent Living in Poverty, 2014 - 2018



Charleston, South Carolina

Median Household Income



Median Household Income, 2014 - 2018

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,370	5,015	6,900	4,670	28,490
Small Family Households	1,875	1,265	1,775	1,480	12,530
Large Family Households	149	125	345	115	1,265
Household contains at least one person 62-74 years of age	934	995	1,760	875	5,335
Household contains at least one person age 75 or older	830	795	920	455	1,950
Households with one or more children 6 years old or younger	1,083	599	766	563	3,279

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	180	185	80	30	475	8	0	14	0	22
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	40	20	14	99	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	25	55	15	145	0	0	20	10	30
Housing cost burden greater than 50% of income (and none of the above problems)	3,345	1,935	905	140	6,325	1,070	595	755	250	2,670
Housing cost burden greater than 30% of income (and none of the above problems)	560	825	2,085	595	4,065	194	420	745	880	2,239

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	825	0	0	0	825	365	0	0	0	365

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,605	2,185	1,055	200	7,045	1,085	595	795	255	2,730
Having none of four housing problems	1,225	1,435	3,120	1,925	7,705	269	795	1,920	2,295	5,279
Household has negative income, but none of the other housing problems	825	0	0	0	825	365	0	0	0	365

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,055	655	704	2,414	250	285	370	905
Large Related	80	65	115	260	4	24	79	107
Elderly	705	708	649	2,062	668	560	745	1,973
Other	2,260	1,500	1,625	5,385	350	149	319	818

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	4,100	2,928	3,093	10,121	1,272	1,018	1,513	3,803

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	920	495	179	1,594	250	185	140	575
Large Related	55	20	50	125	4	14	4	22
Elderly	490	333	194	1,017	509	280	440	1,229
Other	2,035	1,240	495	3,770	315	120	180	615
Total need by income	3,500	2,088	918	6,506	1,078	599	764	2,441

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	50	65	19	199	0	0	14	0	14
Multiple, unrelated family households	10	0	10	0	20	0	0	10	10	20
Other, non-family households	0	15	0	10	25	0	0	0	0	0
Total need by income	75	65	75	29	244	0	0	24	10	34

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

The Five-Year Estimates of the 2018 American Community Survey show that 35% of occupied housing units in Charleston are single-person households or a total of 19,378 households. Furthermore, single-person households are much more likely to be renters. Approximately 44% of renter-occupied units are single-person households as compared to 28% of owner-occupied households.

Because single-person households are more likely to be renters, it's important to note that ACS estimates show 47% of renters in Charleston are cost-burdened - meaning they pay more than 30% of their income on housing costs (2018 ACS). In contrast, only 27% of homeowners are cost burdened. Overall, these percentages represent a significant portion of the population experiencing housing cost burden and needing assistance. Furthermore, the poverty rate in the City was 14.3%.

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

Elderly

The elderly (65+) is 14.1 of the Charleston population. They tend to be more female (59%), and married or widowed than the general population. The elderly are nearly three times more likely to be military veterans and 28.9% are disabled. Of these, 21% are in the labor force and 91% are on social security. The elderly population also has a higher rate of living at or over 150% of the poverty level and have a higher rate of homeownership than the general population. (Source: American Community Survey 2018)

Disability

Of the general population in Charleston, 9.63% has some sort of disability (approximately 12,298). Of the population 16 and over, 24.3% are in the workforce and over 4% are unemployed. Approximately 20% of the disabled are living at or below the poverty level, which is nearly 6% higher than the general population without a disability. (Source: American Community Survey 2018)

What are the most common housing problems?

Like many communities across the nation, affordability is by far the largest housing problem in Charleston. Estimates show 47% of renters and 27% of homeowners paying more than 30% of their income on housing costs. In total, more than 19,000 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

There is a disparity between CHAS data and the American Community Survey when it comes to substandard housing. The table above, based on CHAS data, shows 497 total households (475 renters and 22 owners) that lack either complete plumbing or complete kitchen facilities. However, the 2018 ACS data estimate that the number is closer to 499. The value of the CHAS data here is that it provides insight into the percentages of owners and renters who experience these housing problems, whereas ACS only provides totals. Combining the two sources, while noting their limitations, provides a more complete picture. Of the households without either a complete kitchen or plumbing facilities, approximately 5% are owner-occupied households and 95% are renters. Renters are much more likely to live in substandard housing than homeowners.

While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having approximately 500 households living without adequate basic facilities is a problem that warrants attention.

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

The 2015 CHAS data, while yielding different totals than the recent Census, provides a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range (30% AMI and below) is statistically more likely to have at least one problem than other income ranges, and extremely low-income renters more so than owners. When those facts intersect, we see that low and extremely low-income renters are more affected by housing problems than other groups. For example, extremely low-income renter households show a greater existence of severe housing cost burden than all other groups.

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

Low-income households at imminent risk of homelessness often have recently lost a job, seen their hours cut if still working, or have encountered a medical emergency, the effect of which is to cause them to spend any savings they might have and reduce or eliminate income.

Such households may not have any support from friends or family, who may be in the same economic situation. Lacking education or skills, or facing medical situations or lack of transportation, these persons cannot readily obtain new, better paying positions.

Households facing the termination of re-housing assistance are in a similar situation. In order to obtain a stable housing situation, they need full-time employment, affordable child care, affordable housing, and transportation. Access to healthcare, life skills training, and additional education and/or training, including GED programs, and English as a Second Language, are valuable, if not necessary, in most situations.

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

According to The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH), persons are considered “at-risk of homelessness” if their household income is less than 30 percent of the area’s median income, has insufficient resources available to attain stable housing and move frequently due to economic reasons. Applying this definition to Charleston, the 4,100 renter households earning less than 30 percent of median income and paying more than 30 percent of their monthly income on rent would be at risk of homelessness if faced with a sudden life changing event.

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

- Housing maintenance cost
- Lack of accessibility features
- Overcrowding
- Cost burdened households unable to access adequate health care

Discussion

Intentionally left blank

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables look at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,450	740	1,190
White	2,695	245	715
Black / African American	2,435	475	395
Asian	44	0	20
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	234	4	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,025	995	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,985	344	0
Black / African American	1,580	600	0
Asian	80	15	0
American Indian, Alaska Native	0	4	0
Pacific Islander	15	0	0
Hispanic	290	30	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,695	2,210	0
White	3,210	1,185	0
Black / African American	1,285	945	0
Asian	64	15	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	75	54	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,935	2,735	0
White	1,675	1,735	0
Black / African American	190	870	0
Asian	4	52	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	14	29	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Discussion

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 80% of persons in the 30% - 50% AMI income cohort experienced at least one of the four housing problems. However, 100% of Pacific Islanders and 90% of Hispanics in this income category experienced at least one housing problem - 10% higher than the jurisdictional rate. It is important to note that these populations are extremely small compared to the overall Charleston population, ranging from 10 to 400 people per race or ethnic group in the 30%-50% AMI cohort. Nonetheless, the fact that 100% of these groups experience housing problems and future planning efforts should take this into consideration. Finally, Asians, American Indian, and Alaskan Natives in the 50%-80% AMI cohort experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 68% of persons in this income group experience at least one of the four housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

By HUD's definition of a disparity of 10% or higher, a few racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 55% of persons in the 30% - 50% AMI income cohort experienced at least one of the four housing problems. However, 88% of Hispanics in this income category experienced at least one housing problem - 22% higher than the jurisdictional rate. It is important to note that other populations are extremely small compared to the overall Charleston population, ranging from 10 to 100 people per race or ethnic group in the 30%-50% AMI cohort. Nonetheless, these groups also experience housing problems and their percentages should be part of the planning effort and should be taken into consideration. Finally, Whites in the 50%-80% AMI cohort experience a disproportionately greater need when it comes to housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,690	1,494	1,190
White	2,520	414	715
Black / African American	1,885	1,030	395
Asian	44	0	20
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	219	19	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,780	2,230	0
White	1,445	885	0
Black / African American	920	1,250	0
Asian	55	35	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	15	0
Hispanic	280	40	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,850	5,040	0
White	1,375	3,020	0
Black / African American	440	1,800	0
Asian	4	75	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	19	105	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	455	4,220	0
White	390	3,025	0
Black / African American	70	995	0
Asian	0	57	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	44	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Discussion

Intentionally left blank

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	32,005	9,354	9,890	1,200
White	25,180	6,455	5,995	720
Black / African American	5,750	2,385	3,160	395
Asian	323	124	99	20
American Indian, Alaska Native	30	14	4	0
Pacific Islander	14	15	0	0
Hispanic	510	205	509	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

By HUD's definition a disparity of 10% or higher by any racial or ethnic group compared to citywide cost burden is considered disproportionate. Hispanics were the only group experiencing a disproportionately greater need when it comes to either cost burden or severe cost burden. Hispanics had a 41% severe cost burden. Jurisdiction wide, 21.2% of persons experienced severe cost burden (paying more than 50% of income on housing costs). Furthermore, it is worth noting that Blacks/African Americans were close to the HUD 10% higher threshold when it came to a severe housing burden at 27% cost burden. Jurisdiction wide, 20% of the population experienced a 30% housing cost burden, compared to 19% of Blacks/African Americans and 16% for Hispanics.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

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

Housing Problems

Pacific Islanders, and Hispanics in the 30%-50% income category experienced a disproportionately greater need in terms of housing problems.

Severe Housing Problems

100% American Indians or Alaskan Natives, Pacific Islanders, and 88% Hispanics.

Housing Cost Burden

Blacks/African Americans came close to the HUD threshold in terms of severe cost burden.

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

No additional needs have been identified.

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

The correlation between high concentrations of Blacks/African Americans and the lowest median home values (<\$175,000) in the City, largely concentrated north of the Peninsula and near North Charleston, show the minority group is established in the area, but less concentrated in the high home values in other areas of the City.

Data source: The data source for this map is the 2014 - 2018 American Community Survey Estimates located in MA-15 of the Market Assessment.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the public housing authorities. Charleston is primarily served by the Housing Authority of the City of Charleston.

Public Housing Authority (PHA) Overview

"The Housing Authority of the City of Charleston was organized May 5, 1935, as a result of a declaration of need by the City Council of Charleston. Seven commissioners govern the Authority and are selected by the Mayor and approved by City Council. The Commissioners employ a President/Chief Executive Officer and, through that person, the remaining staff is employed to carry out the duties and responsibilities of the Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,405	1,323	0	1,323	207	0	0

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

PIH

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	900	8,766	11,484	8,575	11,426	11,606	0
Average length of stay	0	2	5	5	4	5	0	0
Average Household size	0	4	2	2	2	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	225	0	0	0	0	0
# of Disabled Families	0	0	540	545	0	545	0	0
# of Families requesting accessibility features	0	0	0	1,240	6	1,141	83	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

PIH

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	56	145	0	0	0	0	0
Black/African American	0	0	1,334	1,164	0	1,164	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

PIH

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	14	14	0	0	0	0	0
Not Hispanic	0	0	0	0	0	0	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

PIH

Data Source Comments:

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

The Housing Authority does not have a separate waiting list for 504 units. Families wanting 504 units would be listed as disabled. However, not all families that are disabled are in need of special accommodations. The information is obtained when they are pulled from the waiting list to be housed.

The cost of affordable housing has increased tremendously as the amount of accessible units continues to decline. This impacts the number of applicants that apply for public housing assistance. Due to reduced stock, applicants experience a longer wait time before housing is available to meet their criteria.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are currently 974 families on the wait list. Is this City of Charleston Housing Authority?

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

Charleston has three local housing authorities: Charleston County Housing and Redevelopment Authority (CCHRA), Housing Authority of the City of Charleston, and North Charleston. Due to the need, several applicants are on all three wait lists. In comparison to the population at large, such needs for those receiving or needing housing assistance are more pronounced and dire because of the lack of employment, education, etc. among the low-income, disabled, elderly and homeless citizens. The public housing population is in need of more supportive services such as food pantries, veteran services, child care assistance, referrals to local social services and other developmental needs.

Discussion

Intentionally left blank

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. A major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one or more conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homelessness emerges as a social problem - with factors such as domestic violence, educational attainment, or race lying at the root. In reality, homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The Lowcountry Homeless Coalition (LHC) is a collaborative group of service providers, implementing housing services for the homeless, as well as other organizations with an interest in preventing homelessness. Among those involved are local nonprofit agencies, local government entities, the public schools, housing authorities, law enforcement, faith communities, and financial supporters.

The partnership was created to maximize the resources available to homeless persons through the development and coordination of an effective and comprehensive continuum of care system addressing services from homelessness prevention services, to outreach services, emergency shelter, transitional housing, permanent supportive housing, and permanent affordable housing.

The Lowcountry Homeless Coalition includes seven counties: Beaufort, Berkeley, Charleston, Colleton, Dorchester, Hampton, and Jasper.

The Coalition focuses on:

- * Assessing the needs of homeless persons in the service areas and planning and coordination of services to best meet those needs.
- * Annual applications for the HUD Continuum of Care grant (funding through McKinney-Vento legislation).
- * Regular evaluation of projects funded through this grant as well as provision of training and technical assistance, as appropriate.
- * Management of the Homeless Management Information System (HMIS) database of homeless clients and services.
- * Facilitation of networking, information sharing, and collaboration development among homeless services providers and other interested parties.
- * Research and outreach initiatives aimed at better understanding of the scope and nature of homelessness, including the annual Point in Time Count.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	19	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	223	119	0	0	0	0
Chronically Homeless Individuals	39	47	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	84	16	0	0	0	0
Unaccompanied Child	5	0	0	0	0	0
Persons with HIV	4	12	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

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

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

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

Specific data on Charleston's rural homeless was not available at the time of writing. Rural homelessness manifests quite differently than homelessness in more urban settings. One main difference is the lack of shelters in rural areas. The Lowcountry Homeless Coalition (LHC) has found that while unsheltered homelessness certainly exists, homelessness in rural areas is more categorized by persons and families needing to live "doubled up" with friends and/or family on a couch or floor. LHC observes that rural homeless persons are generally underserved in respect to their urban counterparts because of the lack of service organizations that exist in more rural areas and the concentration of those service organizations in urban settings. Because of these factors, unsheltered homelessness is most often categorized by persons living in tents and vehicles when not doubled-up in the home of a friend or family member.

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

Chronically Homeless individuals account for 21 percent of Lowcountry's total homeless persons. Homeless families with children account for 13 percent of total homeless families.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

About 100 families a year experience “literal homelessness” as defined by HUD, meaning they either had to stay at a shelter or transitional housing program, or had to sleep in a vehicle, a tent, or other place not meant for human habitation. Almost all of the families that experience homelessness in Charleston would fall under the category of staying in a shelter or transitional housing program. Unsheltered family homelessness is rare, but does exist (see estimates of family homelessness in chart above). However, the population of families needing to stay “doubled up” with friends or family is much larger than the “literally homeless” population, and would represent a majority of family homelessness in Charleston. The estimates of homelessness represented in the chart above are of “literal homelessness.”

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

Black or African Americans are significantly over-represented within the homeless population as seen by the fact that Blacks or African Americans make up about 53% of the homeless population, whereas this group only makes up about 26% of the overall population in Charleston. Hispanic and Latinos make up a very small proportion of the homeless population in Charleston. However, the Charleston Tri-County Region overall has higher concentrations of Hispanic and Latino homelessness within the rural communities as a result of migrant agricultural work.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Lowcountry Homeless Coalition has found that persons who live unsheltered suffer from significant rates of substance abuse and mental health problems. Unsheltered persons are at a higher risk of

serious health problems due to exposure to the elements, violence assaults, substance abuse, and mental health issues, among others. Because of this, visits to the emergency room are frequent, sometimes occurring multiple times a week by a single individual. As extremely few unsheltered persons have health insurance, this represents a significant cost to the local government, and ultimately to the local tax payer.

Permanent Housing is the solution for many of the individuals living unsheltered in Charleston. Research has shown that providing adequate, stable housing and supportive services is in fact *cheaper* than allowing persons to live unsheltered because of the costs that housing can save to local hospitals and jails or detention centers. Formerly homeless persons in stable housing enter the ER and jail systems at far lower rates than persons living unsheltered. Currently Charleston's HUD-funded permanent supportive housing developments are at full capacity and the City and its collaborative partners need to pursue alternative means to secure supportive housing for these unsheltered populations if the community is to achieve an end to homelessness in Charleston.

Discussion:

Intentionally left blank

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The primary groups with non-homeless special needs in Charleston are the elderly, disabled (physical or mental), and those with HIV/AIDS (and their families). This section will explain who they are, their needs, and how the City is accommodating or should accommodate these needs.

The special needs population consists of individuals with both physical and mental disabilities, homeless individuals and families and persons living with HIV/AIDS.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	851
Area incidence of AIDS	9
Rate per population	0
Number of new cases prior year (3 years of data)	73
Rate per population (3 years of data)	1
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	4,745
Area Prevalence (PLWH per population)	375
Number of new HIV cases reported last year	92

Table 28 – HOPWA Data

Data Source Comments:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	40
Short-term Rent, Mortgage, and Utility	250
Facility Based Housing (Permanent, short-term or transitional)	5

Table 29 – HIV Housing Need

Alternate Data Source Name:

HOPWA CAPER and Beneficiary Verification Worksheet

Data Source Comments:

Describe the characteristics of special needs populations in your community:

Elderly

The elderly (65+) is 14.1 of the Charleston population. They tend to be more female (59%), and married or widowed than the general population. The elderly are nearly three times more likely to be military veterans and 28.9% are disabled. Of these, 21% are in the labor force and 91% are on social security. The elderly population also has a higher rate of living at or over 150% of the poverty level and have a higher rate of homeownership than the general population. (Source: American Community Survey 2018)

Disability

Of the general population in Charleston, 9.63% has some sort of disability (approximately 12,298). Of that population 16 and over, 24.3% are in the workforce and over 4% are unemployed. 20% of the disabled are living at the poverty level or below, and nearly 6% more than the general population without a disability. (Source: American Community Survey 2018)

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

- Free food pantries in or near housing developments
- Case Management/ Counseling Services
- Substance Abuse rehabilitation
- Section 504 housing
- Energy-efficient housing
- Financial literacy and budget counseling

These needs are determined through the evaluation of clients/ residents of the City of Charleston's sub-recipients and partnering organizations. The needs were also identified in the Consolidated Plan Needs Assessment survey and are documented in the City's monitoring reports completed in 2019. Although the above-noted needs are being provided by various agencies, the demand for these services will continue to grow as the special need's population continues to seek housing and supportive services.

Elderly

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, and other services, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes and other support facilities such as adult daycare, respite and senior center facilities.

Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with aging. Second, the availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Third, the availability of ease of transportation is important for the same reason. Fourth, safety is a concern, since older Americans, especially those living alone, are particularly vulnerable to crime and financial exploitation. Fifth, weather and climate are considerations for many elderly people since these are often factors in ease of transit as well as health.

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

Local surveillance data from SC DHEC states 4,745 persons are living with HIV/AIDS. The following primary populations have been identified as being at the highest risk of HIV/AIDS: men who have sex with men (MSM), high-risk heterosexuals, injecting drug users (IDUs), and men who have sex with men and injecting drug use. African Americans are disproportionately affected by HIV/AIDS and are over-represented among all risk populations.

Discussion:

Intentionally left blank

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Charleston’s need for improvements to public facilities include rehabilitation of existing public housing and an increase in added green space (parks and recreation) within the community.

How were these needs determined?

The need for public facilities improvements was determined through public participation through community meetings outlined in the Citizen Participation outreach section. In addition to community meetings, the City accepts direct feedback through its website for the recreation department through its Citizen Support Center online portal.

Describe the jurisdiction’s need for Public Improvements:

As recommended in the 2019 “Dutch Dialogues Charleston” report, a comprehensive City-wide Water Plan is needed to address the City’s most vulnerable areas to flooding. Sea level rise is accelerating, causing more frequent tidal flooding. Rainfall rates are increasing as the warming atmosphere holds more water, and Charleston has been impacted by a 100-year rainfall event each of the last three years.

How were these needs determined?

The needs were determined through engagement meetings with Charleston-area citizens, stakeholders, public leaders, academics, researchers, local professionals and quantitative data sources.

Describe the jurisdiction’s need for Public Services:

The Public Service Department is responsible for waste collection, street sweeping, storm water services, streets and sidewalk maintenance, engineering and building inspections

How were these needs determined?

The City of Charleston’s department of Public Service works with numerous other local and regional agencies. The City provides comment forms for input from the public on its website and email and phone number for direct feedback or concerns.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Charleston, South Carolina by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of Charleston’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

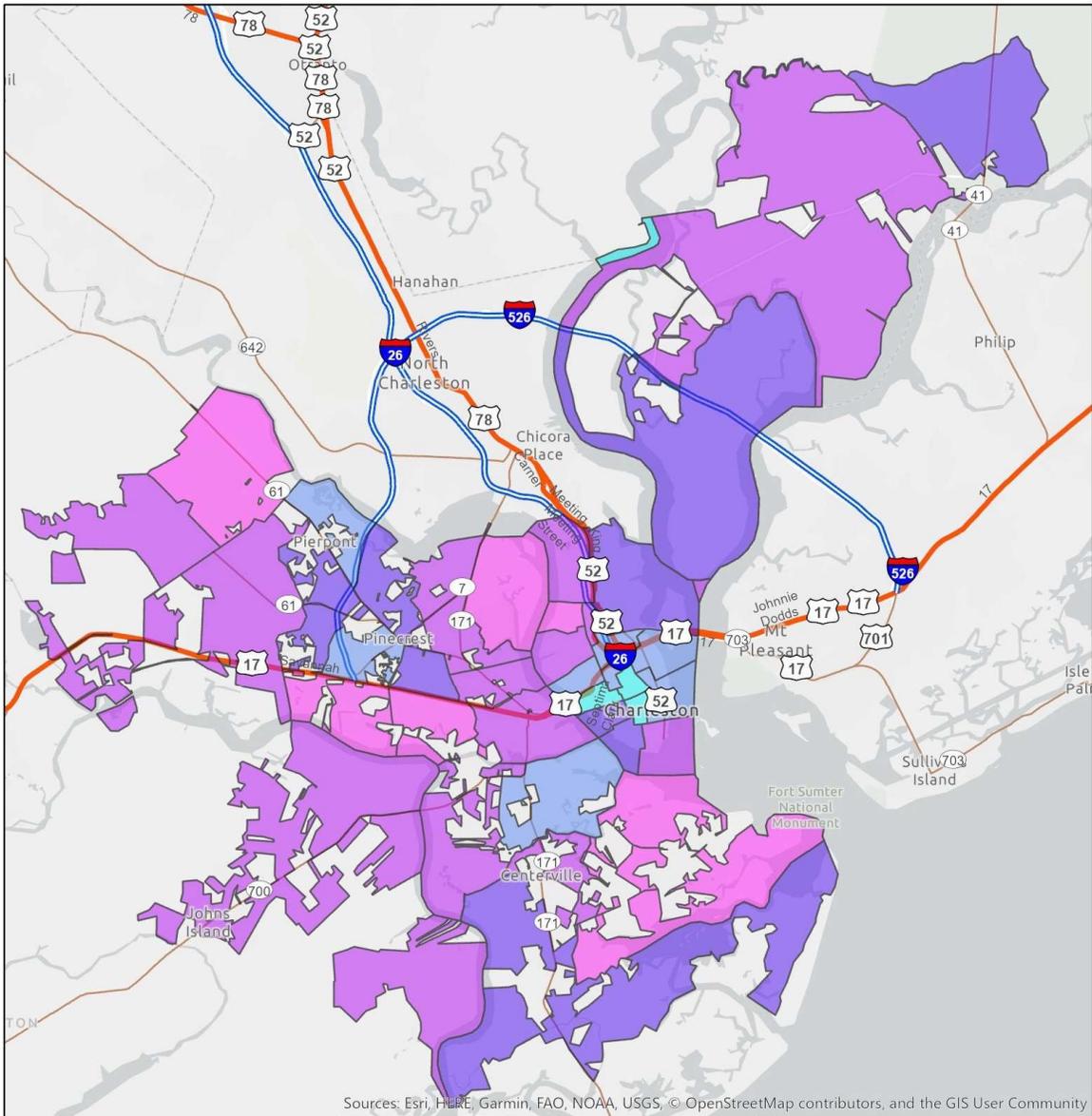
Property Type	Number	%
1-unit detached structure	31,344	50%
1-unit, attached structure	3,795	6%
2-4 units	7,797	12%
5-19 units	11,022	18%
20 or more units	8,022	13%
Mobile Home, boat, RV, van, etc	773	1%
Total	62,753	100%

Table 30 – Residential Properties by Unit Number

Alternate Data Source Name:

2014 - 2018 ACS Survey

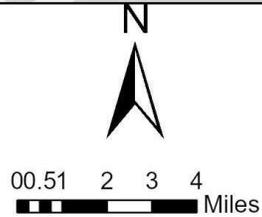
Data Source Comments:



Charleston, South Carolina

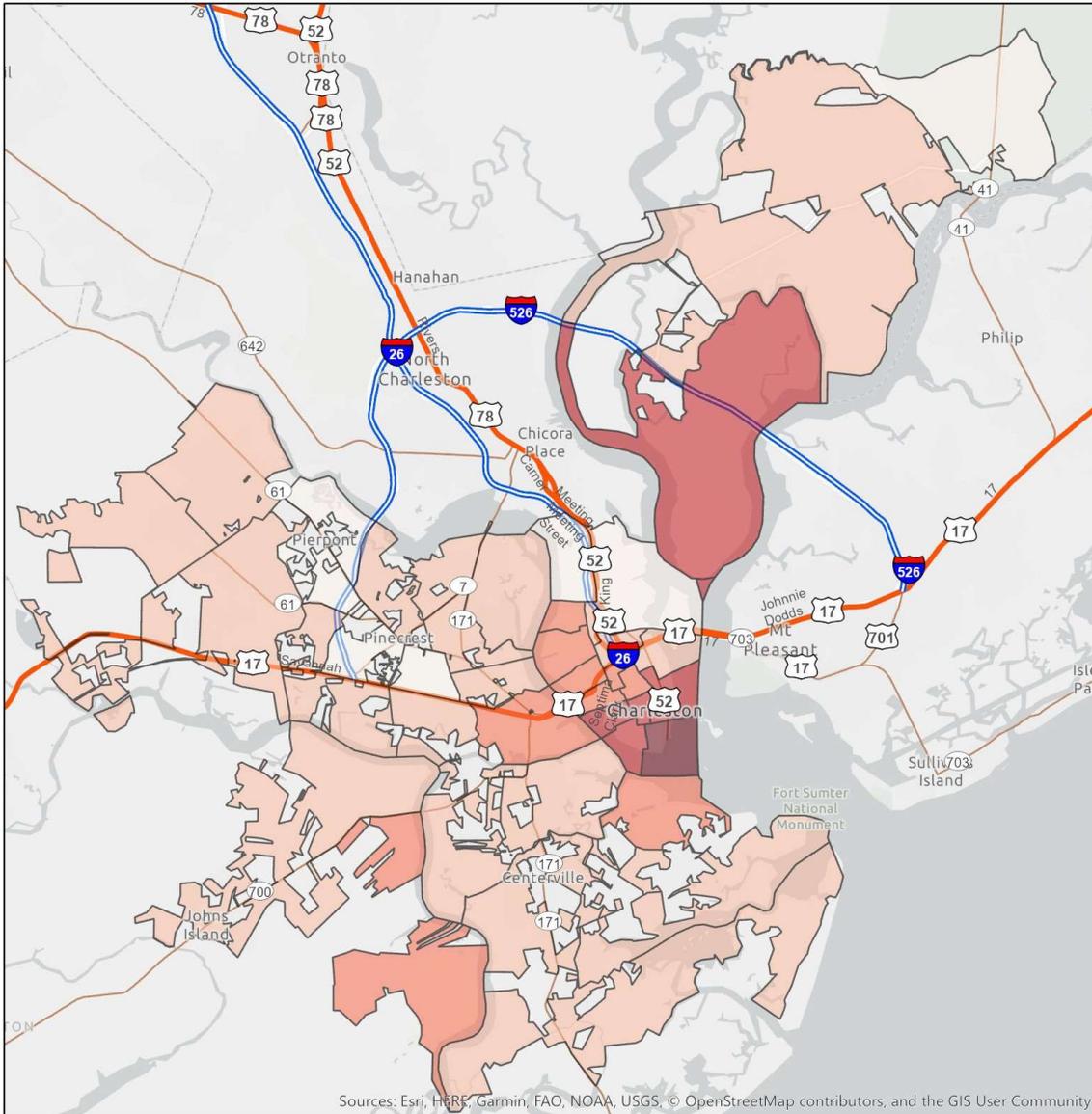
Percent Single Family

- ≤20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% or More



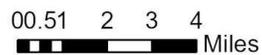
Percent Single-Family, 2014 - 2018

Map 2.7: Median Household Income



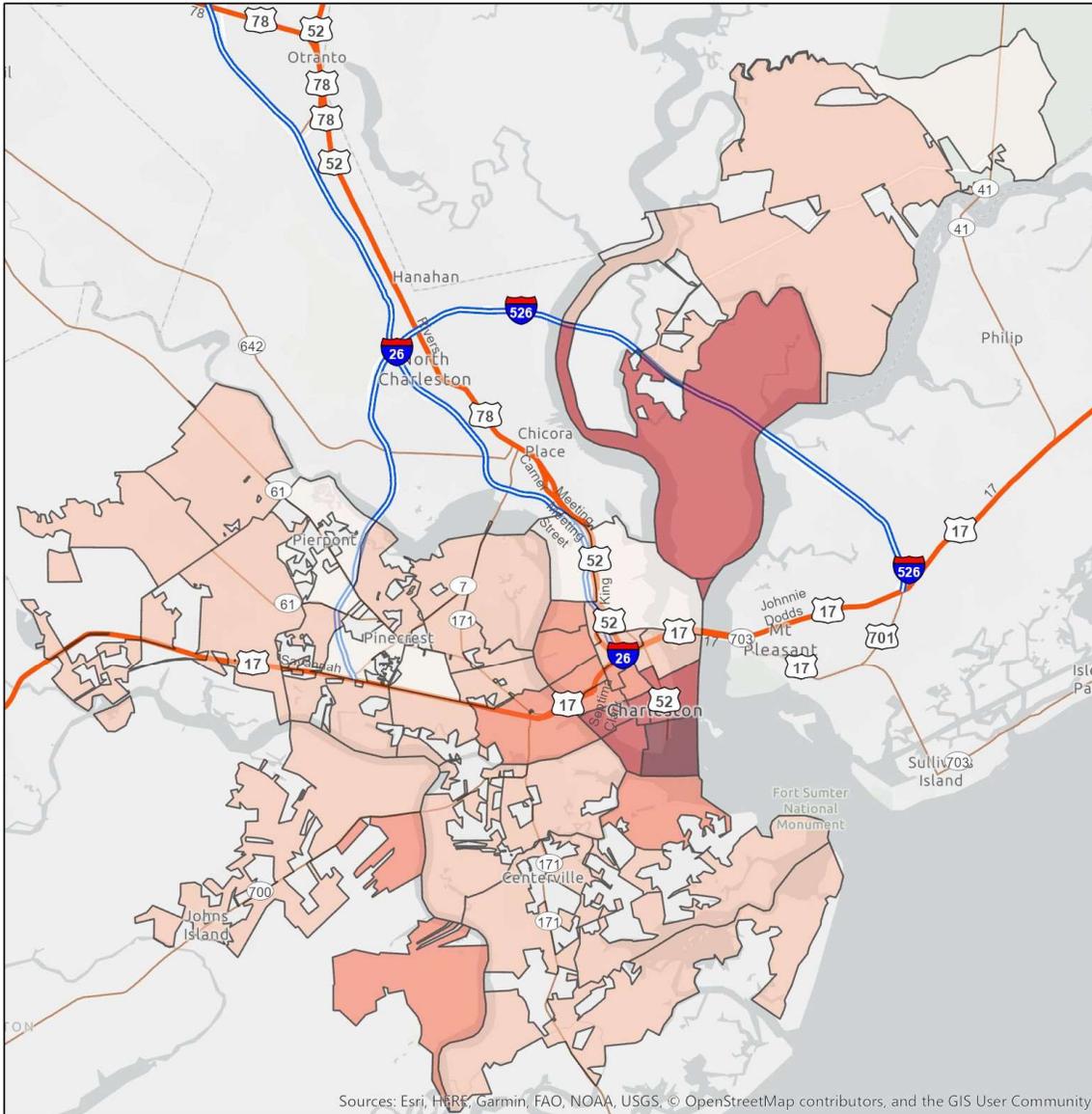
Charleston, South Carolina

Median Value Home

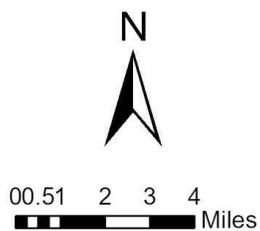
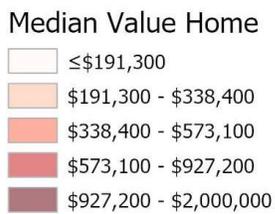


Percent Multi-Family, 2014 - 2018

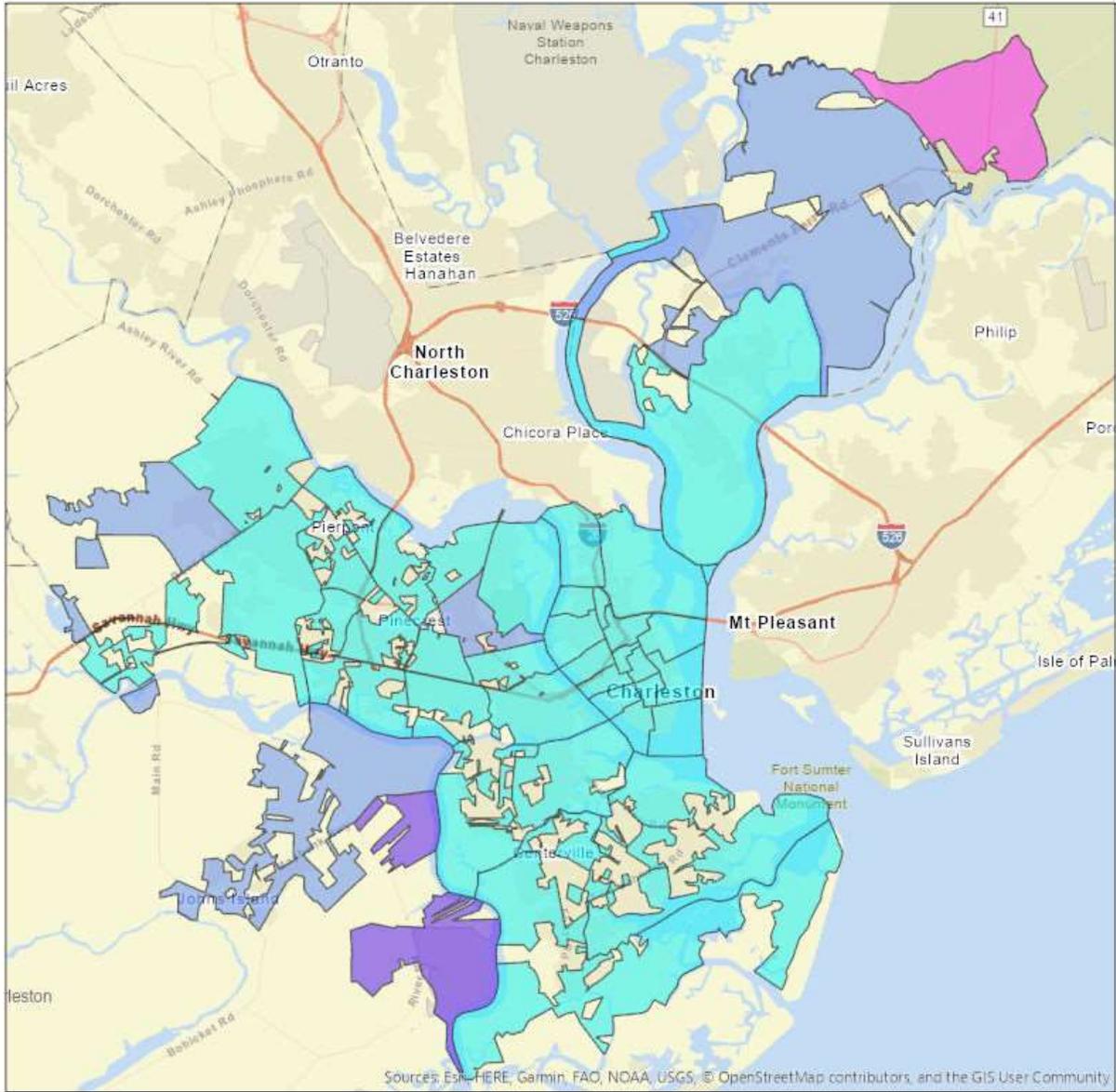
Map 2.7: Median Household Income



Charleston, South Carolina



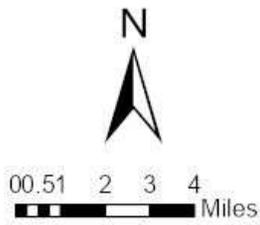
Median Housing Value, 2014 - 2018



Charleston, South Carolina

Percent Mobile Homes

- ≤0.08953
- ≤0.17907
- ≤0.26860
- ≤0.35814
- ≤0.44767



Percent Mobile Homes, 2014 - 2018

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	133	0%	1,579	7%
1 bedroom	947	4%	11,596	48%
2 bedrooms	9,140	32%	22,719	93%
3 or more bedrooms	48,168	165%	13,191	54%
Total	58,388	201%	49,085	202%

Table 31 – Unit Size by Tenure

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

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

The City of Charleston will serve individuals and households up to 120% of the Area Median Income through the CDBG, HOME and HOPWA Programs. As reported in the City's 2018-19 CAPER 3,179 persons were assisted through these programs.

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

No units expected to be lost from the affordable housing inventory.

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

No. There is a lack of decent affordable units across the Tri-County Region. From a purely quantitative standpoint, there are ample units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Approximately 27 percent of owners and 47% of renters are currently cost-burdened, pointing to a disconnect between the housing supply and residents' income. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low-income groups. Finally, 49% of the housing types in the region are single-family, detached - with household sizes decreasing and single-person households increasing, this housing type may not be as desirable for many households in the future.

Describe the need for specific types of housing:

More affordable, alternative housing types such as townhouses, row houses, and apartments comprise only 31% of the region's housing stock. This is not amenable to small household sizes or the renting population.

Discussion

Intentionally left blank

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following section examines the cost of housing for both homeowners and renters within Charleston. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Table 1 looks at median home prices and rents for 2010 and 2018. Despite the national downturn and prolonged recession, housing costs have increased substantially in Charleston - with home prices increasing by 24% and rents going up 23% since the 2010 Census.

Table 2 breaks down the rent paid by price cohorts. The largest cohort is \$1000-\$1499 with 39.3%. The next largest cohort is \$500-\$999, with 30% of renters falling in this range.

Cost of Housing

	Base Year: 2014	Most Recent Year: 2018	% Change
Median Home Value	248,200	308,100	24%
Median Contract Rent	840	1,032	23%

Table 32 – Cost of Housing

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Rent Paid	Number	%
Less than \$500	1,652	17.3%
\$500-999	5,892	46.6%
\$1,000-1,499	9,158	24.0%
\$1,500-1,999	4,516	7.7%
\$2,000 or more	2,078	4.4%
Total	23,296	99.9%

Table 33 - Rent Paid

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,780	No Data

% Units affordable to Households earning	Renter	Owner
50% HAMFI	3,915	670
80% HAMFI	10,555	2,978
100% HAMFI	No Data	5,616
Total	16,250	9,264

Table 34 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	818	967	1,118	1,479	1,938
High HOME Rent	818	931	1,118	1,284	1,413
Low HOME Rent	682	731	877	1,013	1,130

Table 35 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Twenty-seven percent (27%) of owners and 47% of renters are currently cost burdened, pointing to inequalities between the housing supply and residents' income. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low-income groups. Finally, 56% of the housing types in the region are single-family, detached - with household sizes decreasing and single-person households increasing, this housing type may not be as desirable for many households in the future.

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

From 2010 to 2018 Charleston's median home value increased 24%, from \$248,200 to \$308,100 and the median rent increased 23%, from \$840 to \$1,032. Over the same period median income went up 31%, going from \$49,448 in 2010 to \$64,599 in 2018. As such housing cost burden has increased tremendously in the City. Continued increases in housing values and rents without commensurate income growth will further increase housing cost burden across the board.

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

The median gross rent for all units in Charleston was \$1,208 according to 2018 ACS estimates in the above table - meaning half of units rent for lower than this amount and half rent for more than \$968. The largest rent cohort in the City was the \$1,000-\$1,499 range - with 9,158 units, or 39.3% of the rental stock. The second largest rent cohort was the \$500-999 group - with 5,892 rental units, or 25% of the rental stock. The third largest rent cohort was the less than \$500 group - with 1,500 – 1,999 rental units, or 19% of the rental stock.

The median rent for the City of \$1,208 falls between the High HOME Rent for a 2-bedroom and 3-bedroom unit, and also between a 2-bedroom and 3-bedroom unit under Fair Market Rent. Overall, rents paid in Charleston roughly fall within the ranges of Low and High HOME Rents as well as Fair Market Rent. As was highlighted above, 47% of the City's renters are currently cost burdened due to housing. This points to the fact that as housing cost increases continue to outpace income growth a great number of renter households are deeply in need of assistance, either from direct rental assistance or through more affordable rents.

Discussion

Intentionally left blank

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps below provide details on the condition of housing units throughout the City of Charleston by looking at factors such as age, vacancy, and the prevalence of housing problems.

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Definitions

City of Charleston's substandard housing definition: Any property posing a threat to public safety (i.e. danger of collapse, either wholly or in part onto public rights-of-way, etc.). If the property owner(s) do not rectify potentially dangerous conditions the city arranges and pays for the work and places a lien on the property for the costs incurred.

The following excerpts from the City's Redevelopment and Preservation Commission (RPC) manual define standard and substandard housing:

"3.4 Substandard Property

Property must be classified as "substandard suitable for rehabilitation" by the Housing Rehabilitation Staff, Building Inspection Division or structural engineer's report.

3.6 Standard Condition

- 3.6.1 A standard unit is structurally sound, weather tight, free of violations for sanitation, illumination, ventilation, heating, plumbing, exit ways, fire protection, utilities, lead paint or other conditions that would create a hazard to the building occupants or the public.
- 3.6.2 A standard unit is a property which meets the Minimum Property Maintenance

Standards for all structures and premises, as defined by the most current international code for one- and two-family dwellings.

- 3.7 Substandard Condition, not suitable for rehabilitation A substandard unit has major violations for the following: structural integrity, sanitation, illumination, ventilation, heating, plumbing, exit ways, fire protections, utilities, lead paint, or other facilities which would create a hazard to the building occupants and cannot be effectively rehabilitated or redeveloped.
"Further, The City of Charleston has adopted the Residential Building Code, as well the HUD

Housing Quality Standards. The City summarizes their criteria for determining a unit standard or substandard as follows:

The dwelling must have the following:

- "Must have a private bathroom with a flush toilet connected to an approved sanitary sewer/septic;
- With a shower or tub with hot and cold running water.
- Must have a food preparation and refuse disposal area with sink, hot and cold running water;
- With oven, range and refrigerator appropriate to size of family.
- It must have the appropriate number of sleeping rooms for the size of the family
- It must have a lockable exterior door.
- It must provide a thermal environment, illumination and electric supply, fire safety, access;
- And include structural components as required at the time it was first built.
- It must not have insect or rodent infestation.
- It must not have holes in floors, walls or ceilings."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,760	29%	12,229	50%
With two selected Conditions	25	0%	456	2%
With three selected Conditions	54	0%	7	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	18,256	60%	11,024	45%
Total	27,095	89%	23,716	97%

Table 36 - Condition of Units

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,572	35%	6,759	27%
1980-1999	8,324	27%	6,835	28%
1950-1979	7,036	23%	7,001	28%
Before 1950	4,391	14%	4,095	17%
Total	30,323	99%	24,690	100%

Table 37 – Year Unit Built

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,427	38%	11,096	45%
Housing Units build before 1980 with children present	4,135	14%	2,714	11%

Table 38 – Risk of Lead-Based Paint

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Vacant Units

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

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

According to the City’s RPC manual, housing can be Standard Condition, which meets the minimum property maintenance standards or Substandard Property which is classified as “substandard suitable for rehabilitation” by the Housing Rehabilitation Staff, Building Inspection Division or structural engineer's report. If units are not these two conditions, then it is “Substandard Condition, not suitable for rehabilitation.” A substandard unit, not suitable for rehabilitation has major violations for the following: structural integrity, sanitation, illumination, ventilation, heating, plumbing, exit ways, fire protections, utilities, lead paint, or other facilities which would create a hazard to the building occupants and cannot be effectively rehabilitated or redeveloped.

Generally older units begin to face these issues as the units’ age. According to the latest 2014-2018 ACS, 41% of owner-occupied housing units were built before 1980 and for renter-occupied housing units, just under half with 48%.

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

The City of Charleston has had three previous awards under the Lead Based Paint Hazard Control Program. The successful implementation of these programs resulted in a total of 574 homes completed and cleared – and made safe for the residents.

- SCLHBO171-00; Award Date 03/15/2001 - 221 homes completed and cleared
- SCLHBO314-04; Award Date 04/01/2006 – 177 homes completed and cleared
- SCLHBO414-08; Award Date 04/15/2009 – 176 homes completed and cleared

The greatest potential for lead-based paint and other environmental and safety hazards to children and their families exists in the approximate 8,550 homes built before 1945, and the 23,305 homes built before 1980. Therefore, it is essential to identify and address these environmental hazards and safety issues present in these older homes. In the LBPHCP target neighborhoods, over 6,800 children under the age of six (6) reside out of a total population of 133,762. Of that total population, an estimated 18,290 persons live in poverty and are likely to be in old homes that were built prior to 1978 and are frequently in dilapidated condition.

Discussion

Intentionally left blank

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Charleston Housing Authority’s public housing program, open to individuals and families who meet the income-driven qualifications similar to those of the Housing Voucher Program, is comprised of 1,405 apartments. Of that total, 1,334 are situated at 12 different multi-family locations throughout downtown Charleston. CHA’s Scattered Infill Housing, all built with the intent to limit the total number of apartment homes at any one site.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,405	1,323	0	1,323	207	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Alternate Data Source Name:
PIH
Data Source Comments:

Describe the supply of public housing developments:

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

The Charleston Housing Authority owns a total of 1,405 public housing units:

- Gadsden Green Homes – 443 Total Units
- Meeting Street Manor – 501 Total Units
- Robert Mills Manor – 461 Total Units

Charleston County & Redevelopment Authority

- Joseph Floyd Manor – 399 Total Units

The City of Charleston Housing Authority’s public housing program is comprised of 1,405 apartments and were built between 1940 and 1960. Comparing Inspection scores, Gadsden Green Homes scored a 91b, Meeting Street Manor scored 80c and Robert Mills Manor scored a 55c. The portfolio of the Charleston County & Redevelopment Authority includes Joseph Floyd Manor, a property built over 50 years ago with an inspection score of 80. Issues relating to units of this age are repairs to structure, foundation and roofing, which are costly.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 41 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Due to the age of each property, more repairs are likely required to the structure, foundation and roof. The maintenance and replacement of these systems are extremely costly. Each property received an inspection score with a letter less than "A" indicating non-life-threatening health and safety concerns exist according to HUD.

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

The Housing Authority of the City of Charleston (CHA)'s Board of Commissioners approved via resolution on June 27, 2019 for CHA to file an application to HUD to pursue the Rental Assistance Demonstration (RAD) program for its public housing portfolio. Converting to RAD allows the housing authority to borrow money from lenders and perform rehabilitation work.

Discussion:

The Charleston Housing Authority (HA) have identified as priority projects for RAD Conversion. The first three developments that are being considered for rehabilitation is Meeting Street Manor, Robert Mills Manor & Robert Mills Extension and Kiawah Homes. The HA's goal is to begin with these developments right away with a goal of closing between now and end of 2020. Priority 2 projects include Cooper River Courts, Wraggborough/Wraggborough Extension, Scattered site 23, and other scattered site development. The City of Charleston has also asked the HA to determine how they can increase density while conducting the rehabilitation.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Charleston’s Department of Housing and Community Development in partnership with the Lowcountry Homeless Coalition formerly the Lowcountry Continuum of Care, Family Services Inc. and Charleston/Dorchester Mental Health Center will continue to operate the Home to Stay Program funded by the Shelter Plus Care Grant. Grant funds are used to provide permanent housing assistance to disabled homeless persons and their families. Additionally, City staff continues to communicate and collaborate with the Lowcountry Homeless Coalition, formerly the Lowcountry Continuum of Care, and alliance of homeless service providers which aims to provide a number of services to nonprofits who service homeless clients. One80 Place (formerly Crisis Ministries) serves the homeless population and is the largest homeless shelter in the Tri-County area. The City has been a continuous source of funding (both through CDBG and Enston Home Funds) of the shelter’s Up and Out Program, which assists homeless clients financially as they move from the shelter to their own apartments. Funding has also been provided for the construction of new facilities.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	102	2	10	27	0
Households with Only Adults	132	0	87	417	0
Chronically Homeless Households	0	0	0	93	0
Veterans	5	0	97	311	0
Unaccompanied Youth	0	0	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

Twenty-four percent of people sheltered at the One80 Place in Charleston suffered mental health problems; 29 percent are living with a chronic health condition and 10 percent suffered from substance abuse. About 3 percent of its clients came directly from a jail or prison, hospital or substance abuse treatment facility.

One80 Place offers food daily to all shelter guests. Shelter, case management, health care services, mental health care services and psychiatric services are also offered for persons residing at One80 Place shelters. The HELP Center at One80 Place offers job coaching and counseling, adult education classes including GED preparation, computer classes, and ServSafe Training. A recent development is the RISE program that trains guests in food preparation and presentation in the community kitchen. The Homeless Justice Project provides legal services to those experiencing homelessness.

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

As listed above, One80 Place offers a variety of supportive services to persons and families experiencing homelessness including but not limited to: mental health and substance abuse care, general health care services, job training and employment services, rapid re-housing financial services, mainstream benefits enrollment, and legal services. The Veteran Services Dept. at One80 Place offers services specifically targeted for veterans including transitional housing, mental health care services, substance abuse treatment services, and rapid re-housing financial support.

Military Community Connection is a 501(c)(3) that has been in existence for four years. It was created to address a gap in Veteran services in the Charleston community. Their mission is to assist Veterans by utilizing a holistic approach to transitioning them out of homelessness, which is accomplished by helping to coordinate the variety of services clients need to ensure they receive those services and ultimately regain stability. In September 2018, MCC took on a leadership role in the Day Resource Center that the City of Charleston has worked with community partners to create, now named the Navigation Center. This led to an expansion of their client population, as it required them to serve the general population in addition to the Veterans they have served for years. This arrangement also provided them with a facility at no cost, in an ideal area of the City to reach the population of people experiencing homelessness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are three primary groups with non-homeless special needs in the Charleston. They are the elderly and frail elderly, those with HIV/AIDS and their families, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how Charleston is accommodating or should accommodate these needs.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	40
PH in facilities	0
STRMU	250
ST or TH facilities	0
PH placement	40

Table 43– HOPWA Assistance Baseline

Alternate Data Source Name:

HOPWA CAPER and Beneficiary Verification Worksheet

Data Source Comments:

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

January 2019, the South Carolina Coalition for the Homeless conducted its fifth statewide “point in time” survey, in which it combs local communities to account for homeless residents. Charleston was among counties with the largest increases in “unsheltered” homelessness, with 111 people found living in such conditions. Charleston also saw one of the state’s largest increases in first-time homelessness. In all, survey teams found 318 total homeless residents in that snapshot, including 207 living in shelters.

A sheltered environment is key, yet housing is the biggest problem people face.

The Charleston Dorchester Mental Health Center use to operate three group homes, called community residential care facilities (CRCF). The CRCFs, each staffed by the center and keen to the specific needs of the mentally ill, housed folks who couldn’t live independently. But all are closed now, casualties of state budget and Medicaid cuts. For those who can live independently, cost looms as the major barrier. Long waits for public housing is another problem. Criminal histories, bad credit and behaviors related to their mental illnesses pose other common hurdles to finding affordable places to rent.

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

As previously mentioned, the City of Charleston will continue to fund programs that provide services transitioning from mental and physical health institutions. Those programs are implemented by One80 Place, the Navigations Center and HOPWA Project Sponsors- Palmetto Community Care dba Lowcountry AIDS Services and Roper St. Francis Ryan White Program.

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

As identified in Annual Goal #13 and #14 the City will *Provide Special Needs Housing Opportunities*. In order to do so, the City of Charleston will award funding to Palmetto Community Care dba Lowcountry AIDS Services and the Roper St. Francis Foundation's Ryan White program that provides both housing and supportive services to persons living with HIV/AIDS. The City will also continue to administer the Shelter Plus Care grant program with Family Services Inc. and the Charleston Dorchester Mental Health Center, which provided permanent supportive housing for persons and families who were homeless and are disabled

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

In addition to the programs and activities described above, the City of Charleston has identified in goal number 11 the need to Improve the Availability of Services and Facilities furthermore, goal number 12 indicates the City's desire to Increase the Capacity of Housing and Service Providers. As such, the City will continue to fund a variety of organizations that provide for the housing and supportive services of non-homeless special needs populations including elderly, frail elderly and persons with HIV/AIDS.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Charleston has three (3) public policies that are potential barriers to Affordable Housing:

- The Biggert-Waters Flood Insurance Reform Act of 2012 will result in drastically increased flood insurance rates, which will impact the affordability of housing in the region.
- Lack of an active collaborative partnership among housing advocates, policy makers, non-profit organizations, developers, and private businesses is necessary to address local housing issues and plan for the future.

Additionally, the following have been identified as barriers to Affordable Housing and highlighted in Charleston's Analysis of Impediments to Fair Housing Choice:

- Low number of minority loan applications for Housing loans,
- Impacts of sub-prime lending crisis and foreclosures,
- Predatory lending and other industry practices,
- Poverty and low income amongst minority populations,
- Limited resources to assist low income, elderly, and indigent home owners maintain their homes and stability in their neighborhoods,
- Public awareness of Fair Housing rights, and
- Inadequate public transportation and lack of mobility for elderly, disabled, and low- and moderate-income households.
- African Americans have higher prevalence of low credit scores or a lack of credit history. As such, many homebuyer programs (public and private) are not actively marketed and promoted to this segment of the population.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides insight into the economic development landscape of the City of Charleston. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section. Please note, the data pertaining to jobs was available at the city level through 2017 while the worker data was available through 2018

Economic Development Market Analysis

Business Activity

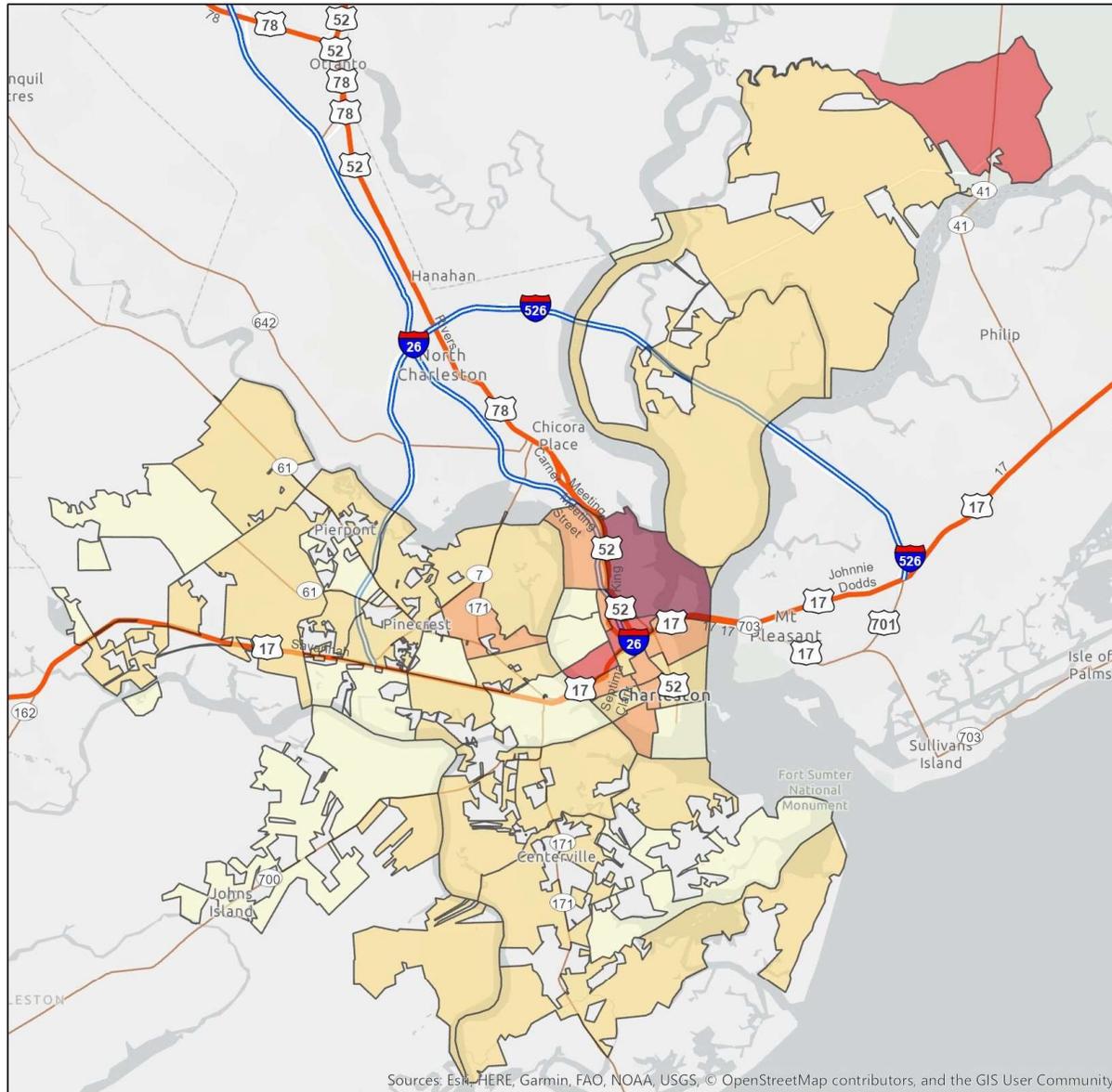
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	296	30	0	0	0
Arts, Entertainment, Accommodations	10,573	16,246	16	23	7
Construction	3,547	2,892	5	4	-1
Education and Health Care Services	18,103	13,405	28	19	-9
Finance, Insurance, and Real Estate	4,235	4,558	7	6	-1
Information	1,786	2,100	3	3	0
Manufacturing	3,901	1,110	6	2	-4
Other Services	3,654	2,377	6	3	-3
Professional, Scientific, Management Services	10,657	14,400	16	20	4
Public Administration	2,438	0	4	0	-4
Retail Trade	951	10,315	1	14	13
Transportation and Warehousing	2,883	2,127	4	3	-1
Wholesale Trade	1,753	2,101	3	3	0
Total	64,777	71,661	--	--	--

Table 44 - Business Activity

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:



Charleston, South Carolina

Percent Unemployment

- o ≤2%
- 2% - 5%
- 5% - 9%
- 9% - 14%



00.51 2 3 4

Unemployment Rate, 2014 - 2018

Labor Force

Total Population in the Civilian Labor Force	76,804
Civilian Employed Population 16 years and over	76,195
Unemployment Rate	4.10
Unemployment Rate for Ages 16-24	7.20
Unemployment Rate for Ages 25-65	3.40

Table 45 - Labor Force

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	13,202
Farming, fisheries and forestry occupations	175
Service	13,409
Sales and office	15,651
Construction, extraction, maintenance and repair	4,183
Production, transportation and material moving	4,705

Table 46 – Occupations by Sector

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	47,222	70%
30-59 Minutes	18,736	28%
60 or More Minutes	1,974	3%
Total	67,932	100%

Table 47 - Travel Time

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,540	288	1,400

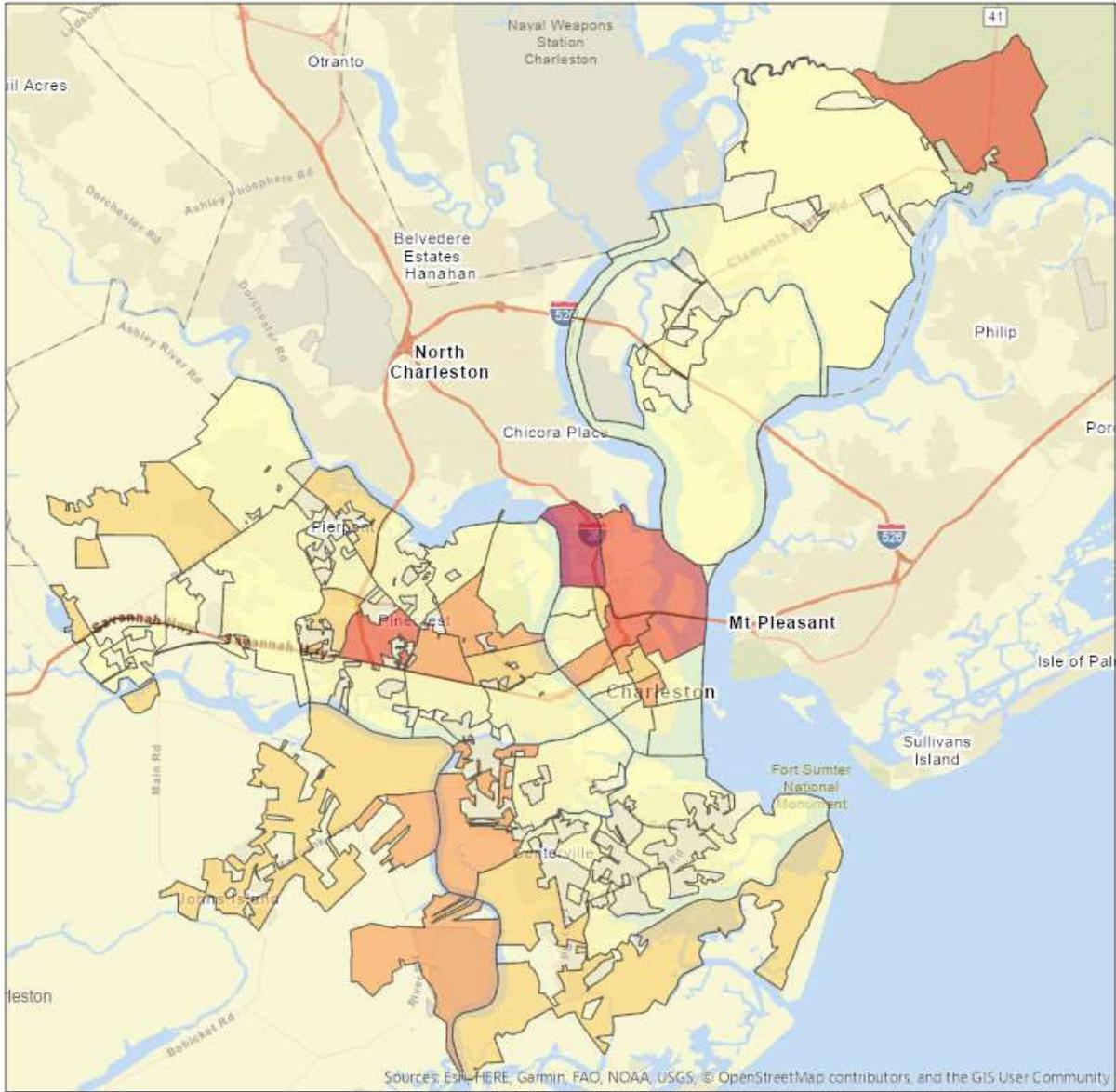
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,695	740	2,610
Some college or Associate's degree	13,845	1,115	3,325
Bachelor's degree or higher	30,465	990	4,780

Table 48 - Educational Attainment by Employment Status

Alternate Data Source Name:

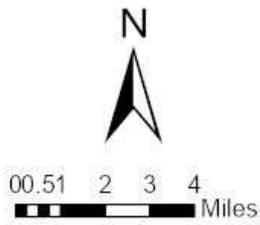
2014 - 2018 ACS Survey

Data Source Comments:



Charleston, South Carolina
Less Than High School Diploma

- ≤0.05%
- ≤0.10%
- ≤0.15%
- ≤0.20%
- ≤0.25%



Less Than High School Diploma, 2014 - 2018

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	323	1,128	988	1,841	2,666
9th to 12th grade, no diploma	3,568	4,286	2,614	6,160	3,964
High school graduate, GED, or alternative	8,622	12,010	9,915	25,256	16,399
Some college, no degree	17,340	12,863	8,094	17,600	11,351
Associate's degree	1,084	5,576	4,162	9,182	3,970
Bachelor's degree	5,195	23,127	15,612	25,418	12,315
Graduate or professional degree	266	8,899	8,776	15,269	10,264

Table 49 - Educational Attainment by Age

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,261
High school graduate (includes equivalency)	27,867
Some college or Associate's degree	36,428
Bachelor's degree	51,418
Graduate or professional degree	61,350

Table 50 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2014 - 2018 ACS Survey

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Arts, Entertainment, and Accommodations business sector provides the highest percentage of all jobs in the City with approximately 23% of all jobs. This is followed closely by Professional, scientific, and management, and administrative and waste management services comprising an additional 20% of the jobs throughout the City. The third largest business sector is Educational services, and health care and social assistance which accounts for almost 19% of the total jobs in the City.

Describe the workforce and infrastructure needs of the business community:

The 2018 - 2023 update to the Berkeley-Charleston-Dorchester (BCD) regional Comprehensive Economic Development Strategy (CEDS) report identified “Lack of Infrastructure Concurrence with Development and Growth” as a weakness and “Lack of Infrastructure Funding” as a threat faced by the BCD region. The report identified Road Infrastructure and Congestion two major challenges directly affecting Charleston’s rapid population growth. Currently, the BCDCOG is in the planning stages of drafting the CHATS 2040 Long Range Transportation Plan, which will aim to address various road infrastructure projects, as well as other modes of transportation.

Current Objectives Identified:

- Encourage the continuation of region-wide infrastructure improvement projects to sustain the growth brought by new economic investments

Encourage municipalities to consider concurrency between land development and infrastructure that exists, will be improved and can be built efficiently.

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

With the emergence of STEM-Based (Science, Technology, Engineering and Math) occupations over the last decade, demand for talented is outpacing the local labor supply. As a result, workers from outside of the region and state are relocated to fill positions. The Charleston Metro Chamber of Commerce worked with local public-school districts, colleges and universities, and local employers to help produce their Talent Demand study in 2018. The intention of the study is to help understand the types of skills employers are seeking, and help local educators understand and respond to employers’ needs. The fastest growing occupations according the study are Software & IT with 21.8 percent growth by 2022 and Production & Material with 17.9 percent anticipated growth by 2022. The business community will need highly skilled individuals to continue this growth over the next five (5) years.

Efforts to support the emerging workforce include:

- Career Themed schools within High Schools
- Youth Apprenticeship Programs
- Trident Technical College \$80 million training center completed in 2019
- 30+ STEM Based Degrees at local Colleges and Universities
- Workforce Training

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

According to the Comprehensive Economic Development Strategy (CEDS) survey, the educational attainment percentages in the Charleston region for Associate and Bachelor’s Degree is higher than the entire US percentages. The Region ranks among the top 15 percent of all U.S. metropolitan and micropolitan areas in terms of the proportion of residents holding advanced degrees. The City of Charleston has a large youthful population which can continue to grow its labor force including the current demand for a highly skilled work force.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Trident Literacy Association will use \$10,000 in CDBG Funds to support GED acquisition and workforce development for low -to-moderate income adults in Charleston.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Charleston Metro Chamber of Commerce has identified Business Creation, Recruitment, Retention and Expansion as priorities. According to the 2019 Legislative Agenda the Charleston Metro Chamber of Commerce will support legislation that helps the region create, attract, retain and expand businesses and industries that generate quality jobs. Advocate for a conducive business climate and balanced regulatory environment.

Discussion

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MA-50 Needs and Market Analysis Discussion

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

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the City as a whole. The four housing problems that HUD evaluates are: 1. Lacks complete kitchen facilities (substandard housing) 2. Lacks complete plumbing facilities (substandard housing) 3. More than one person per room (overcrowding) 4. Housing costs greater than 30% of monthly income (cost burden).

Concentration Area

There are a few concentrations of housing problems dispersed throughout the City, but one particular area stands out in terms of high concentrations of housing problems intersecting with concentrations of minority populations – the northern part of the peninsula leading up and adjacent to the City of North Charleston, generally referred to as the Neck. For the purpose of this analysis this area is defined as Census Tracts 45019005400 and 45019004400. The total area of these two tracts fall somewhat outside of the Neck's usual boundaries, but the term is a good fit for describing this concentration area in the northern portion of the City. Furthermore, some of the tracts' land area reaches over into North Charleston but the majority of the population of the two tracts resides within the City of Charleston. The primary housing problems in the Neck area is housing cost burden and overcrowding, with cost burden being the most significant issue.

Cost Burden and Overcrowding

Like many communities across the nation, affordability is by far the largest housing problem in Charleston. Census estimates show 47% of renters and 27% of homeowners with a mortgage as paying more than 30% of their income on housing costs (2018 ACS). In total, more than 20,000 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

Overcrowding levels in Charleston are substantially lower than state and national levels and do not appear to be an overarching problem. HUD defines overcrowding as more than one person per room in a housing unit, and severe overcrowding as more 1.5 persons per room. According to 2018 ACS, less than one percent of Charleston's occupied housing units are overcrowded – approximately 700 households.

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

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the City as a whole. As outlined above, the northern area of the City known as the Neck has a convergence of both minority and housing problem concentrations. According to 2018 ACS estimates, Blacks/African American comprise 82 percent of the two Census Tracts that make up this concentration area - compared to Charleston as a whole where Blacks account for just 22% of the population. The housing problems maps below also show this area as having high concentrations of housing cost burden and overcrowding, as well as poverty. American Community Survey estimates show severely depressed incomes in the Neck area. In 2018 median household income for the area ranged between \$24,453 and \$26,131– less than half that of the state median of \$55,013 (2018 ACS).

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

The concentration area is generally known as the Neck and is located in the northern portion of the peninsula leading into the City of North Charleston. The area is comprised of Census Tracts 45019005400 and 45019004400. The area is home to approximately 5,002 people, approximately 82% of which are Black. Between 2010 and 2018 the area experienced a 10.1% population increase. The median household income for the area of between \$24,453 and \$26,131 is significantly lower than both the City and state – less than half of each.

The Census Tracts for the concentration area reaches down into higher priced parts of the peninsula such as the intersection of Meeting Street and Highway 17, so it should be noted that the prices in the actual Neck area would fall on the lower ends of that range. Renters account for 65 percent of all occupied units, with approximately 1,700 rental households in the area. This results in a home-ownership rate of approximately 35%, substantially less than the citywide rate of 55 percent. Median rent was between \$775 and \$872. Two-bedroom units accounted for 31 percent of rental units and three-bedrooms accounted for 45 percent. Sixty-one percent of renter households in the area are housing cost burdened.

Are there any community assets in these areas/neighborhoods?

Yes, a strong neighborhood/community association. Neck concentration area (Census Tracts 45019005400 and 45019004400) has traditionally been predominantly industrial and residential with no significant parks and few civic institutions in its boundaries. The area consists of vibrant small communities with long-term residents that have significant ties to the community. Amongst the area's civic institutions are a number of churches including Kingdom Hall of Jehovah's, New Life in Christ Baptist Church, Midway Baptist Church, and Washington Church. There are various small business also scattered throughout the area, including several new businesses which offer direct services to residents such as the Sustainability Institute. The area sits in a strategic location and is prime location for redevelopment.

Are there other strategic opportunities in any of these areas?

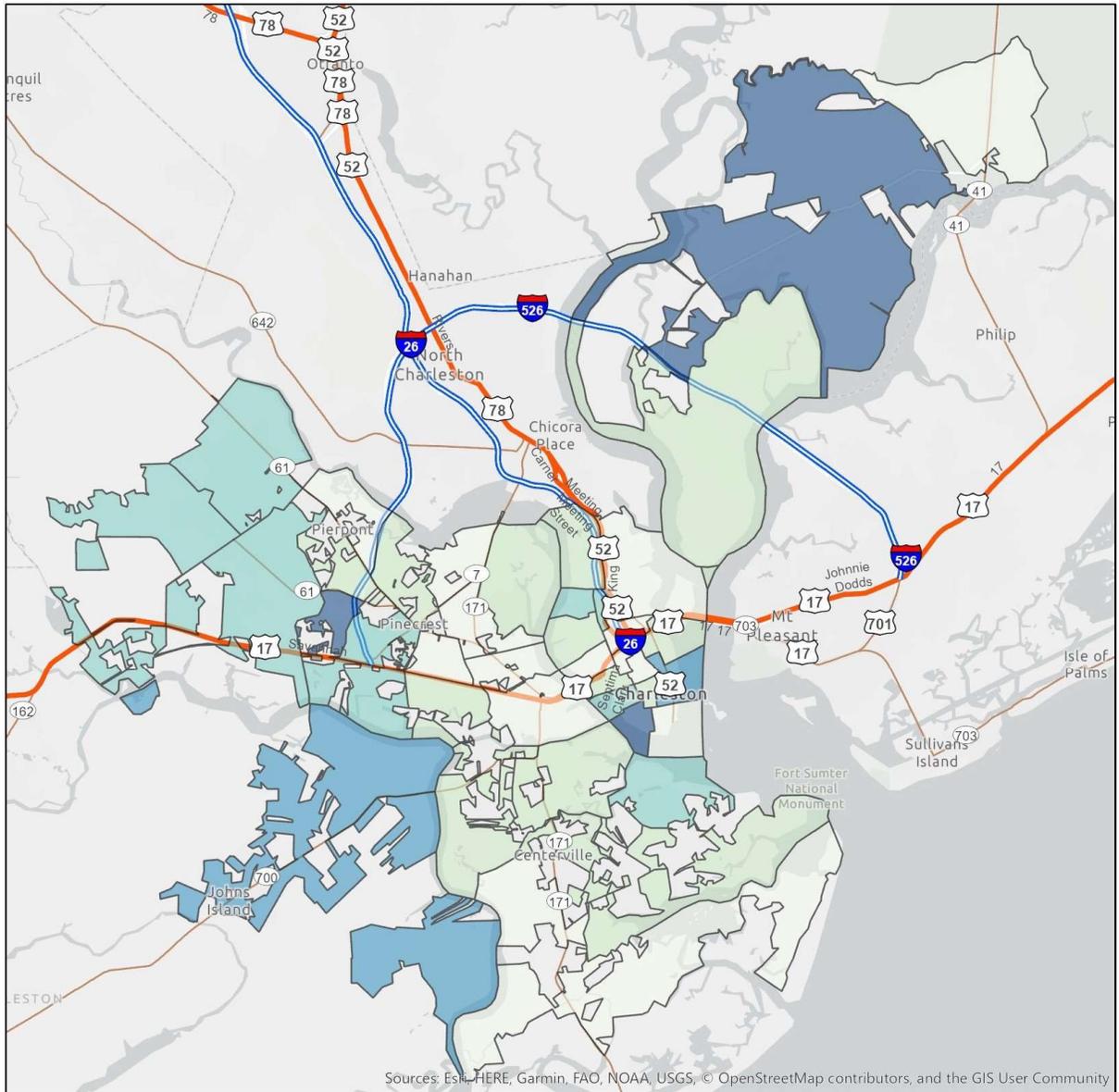
The area is a particularly strategic location in terms of transportation, housing, and commercial purposes and has been the focus of public-private planning and investment efforts for over 15 years. In 2003 the City in partnership with stakeholders and residents developed the Neck Area Plan, whose purpose was “to provide a framework for physical development in the Charleston Neck Area.” The plan highlights the area’s strategic opportunities:

“This area was historically used for industrial purposes and is even described as the “original” location in Charleston for such uses. It also contains small vibrant communities. Over the years this part of the City has had a diminished role in employment and the local economy, but may currently offer the greatest opportunities for job production in Charleston. Particularly, this area provides the opportunity for the development of larger “campus-type” office settings that cannot be created downtown. However, since a great deal of this land is made up of contaminated brownfield sites, the costs and time required for redevelopment is fairly substantial (2003).”

A more current planning initiative currently underway lead by the Berkeley Charleston Dorchester Council of Governments provides further context:

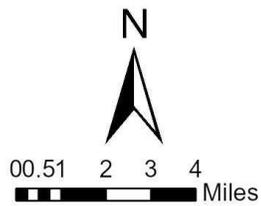
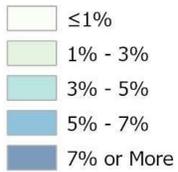
“The Neck area is located at the heart of a growing region that has made economic development a priority through ambitious organizations and innovative programs and facilities. The Charleston region is on the rise, and it is well-positioned to benefit from a recovering national and global economy. With its central location, multimodal accessibility, and concentration of employment and economic activity, the Neck area is poised to be a key engine for regional growth. With this context supporting it, the primary challenge for the Master Plan is to define opportunities and actions that can most effectively tap the area’s potential and bring prosperity to its residents, businesses, and other stakeholders.

Major new economic initiatives and transportation investments are getting underway that will influence the future of the Neck and the region as a whole. Now is the time to harness this region's tremendous potential to become a vital place that balances its long-standing role as a major transportation hub with its historic sense of community and its 21st century attractiveness to new industries. The master plan will help to ensure that emerging neighborhoods, job centers, and transportation systems are integrated into a cohesive urban fabric within which people from all walks of life can thrive and prosper (www.neckprosperity.org, 2014).”

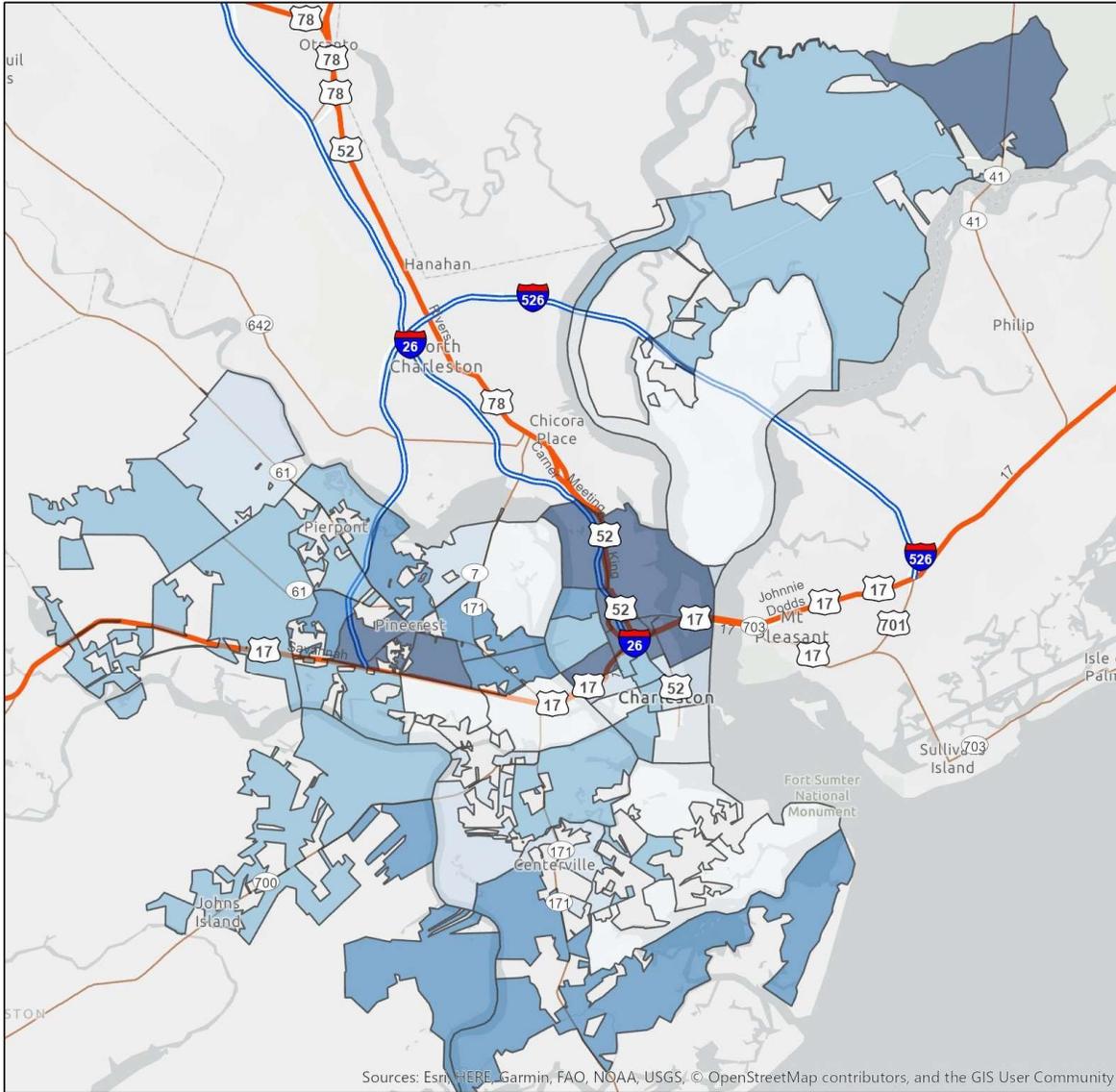


Charleston, South Carolina

Percent Hispanic

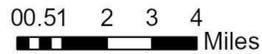
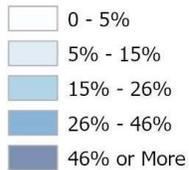


Percent Hispanic, 2014 - 2018



Charleston, South Carolina

Percent African American



Percent African American 2014 - 2018

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Residents of Charleston with access to high-quality high-speed fiber Internet is less when compared to residents of the state with access. According to BroadbandNow, 9.4 percent of Charleston County residents have access to broadband compared to 17.9 percent of South Carolina residents. Lack of access to broadband affects the ability for Charleston residents to improve their digital literacy, which in turn limits their workforce opportunities within the technology sector.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to BroadbandNow, the average download speed in Charleston is 60.8 Mbps with 11 residential providers. This is slower than the average in South Carolina at 63.0 Mbps yet faster than the national average of 58.6 Mbps. BroadbandNow coverage data is created by performing validation on top of FCC reporting and NTIA datasets.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

As major rainfall events increase, the City is at risk of increased sea level rising and flooding. Data presented in the latest Fourth National Climate Assessment released in 2018 indicates that precipitation has increased in frequency and project that current climate trends will continue to increase extreme weather events for this region.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Most of the damage done during flooding events is to local infrastructure, such as the hundreds of miles of roads as well as dozens of local bridges that can quickly become inundated during an extreme rain event. Because low- and moderate-income households typically rely on public transportation, damage to local infrastructure may increase transportation cost or restrict access to jobs and food.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City developed its Strategic Plan based on analysis of the data presented in this plan and an extensive community participation and consultation process. Through these efforts, the City has identified four priority needs and twenty-three goals to address those needs. The priority needs include: 1) Improving Affordable Housing Options 2) Expanding Economic Opportunities 3) providing for Suitable Living Environments 4) Improving the Capacity of Housing and Service Providers in the community. The following Strategic Plan provides more details for these priorities and the corresponding goals as well as planned actions to provide for the priority needs of the citizens of Charleston.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 51 - Geographic Priority Areas

1	Area Name:	Community Development Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	All residences within City of Charleston limits are eligible to apply for assistance from CDBG and HOME. Those areas include the peninsula of Charleston, West Ashley, Daniel Island, Johns Island and James Island areas of the City of Charleston. Eligible HOPWA program participants can reside in the Counties of Berkeley, Charleston or Dorchester.
	Include specific housing and commercial characteristics of this target area.	Housing stock in the target area is typically older and in need to repairs due to Lead Based Paint risk and lack of general maintenance. Businesses and amenities are present, however the areas are primarily residential.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of focus group and Public Hearing discussions.
Identify the needs in this target area.	The needs in these target areas are numerous and varied. The principal needs are: 1) housing rehabilitation for both owner and renter units, 2) public improvements to improve/revitalize neighborhoods, 3) public service programs for the elderly, the disabled, and youth, and 4) assisting the homeless.	

<p>What are the opportunities for improvement in this target area?</p>	<p>The city can improve the quality of life by revitalizing these neighborhoods economically and in their appearance</p> <p>Opportunities for improvements in the target area include some of the following:</p> <ul style="list-style-type: none"> • Rehabilitation of existing public housing and added green space • Plans to address most vulnerable areas to flooding • Direct housing assistance to low/moderate households
<p>Are there barriers to improvement in this target area?</p>	<p>Yes, multiple barriers to improvement exist. As we have identified in this plan they include:</p> <ul style="list-style-type: none"> • Low number of minority loan applications for Housing loans, • Impacts of sub-prime lending crisis and foreclosures, • Predatory lending and other industry practices, • Poverty and low income amongst minority populations, • Limited resources to assist low income, elderly, and indigent home owners maintain their homes and stability in their neighborhoods, • Public awareness of Fair Housing rights, and • Inadequate public transportation and lack of mobility for elderly, disabled, and low- and moderate-income households.

General Allocation Priorities

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

The City of Charleston awards grant funds to support housing and community development activities in the City of Charleston. 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.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Improve Affordable Housing Options
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
Geographic Areas Affected	Community Development Target Area	

	Associated Goals	Provide Homebuyer Opportunities Increase and Improve the Supply of Rental Housing Decrease Cost Burden Households Reduce Overcrowding & Boost Housing Accommodations Leverage NonFederal Funds to Address Priority Need Provide Special Needs Housing Opportunities Promote Fair Housing Provide Support to New and Expanding Businesses Increase Special Needs Housing Opportunities Decrease Concentrated Poverty and Race Citywide Reduce Lead-Based Paint Hazards in Homes Increase Capacity of Housing and Service Providers Address physical housing needs
	Description	The City of Charleston has identified the need for improved quality and increased availability of affordable housing.
	Basis for Relative Priority	Improving the access to and availability of affordable housing is one of the highest priority needs for residents of the City of Charleston.
2	Priority Need Name	Expanded Economic Opportunities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Persons with HIV/AIDS Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Community Development Target Area
	Associated Goals	Leverage NonFederal Funds to Address Priority Need Provide Support to New and Expanding Businesses Provide Job Training and Job Placement Services Improve Access to Economic Opportunities Expand Employment Opportunities by creating Jobs Partner with local economic development entities Improve Financial Literacy among LMI Populations Leverage and Collaborate with Opportunities Zones
	Description	The City of Charleston recognizes the need to assist individuals and growing businesses to expand economic opportunities for residents of the community.
	Basis for Relative Priority	Extending economic opportunities for all residents of Charleston is one of the highest priorities for the City.
3	Priority Need Name	Suitable Living Environments
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Persons with HIV/AIDS Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Community Development Target Area
	Associated Goals	Assist Homeowners with Needed Housing Repairs Leverage NonFederal Funds to Address Priority Need Provide Special Needs Housing Opportunities Provide Support to New and Expanding Businesses Leverage and Collaborate with Opportunities Zones Increase Special Needs Housing Opportunities Decrease Vacancy and Blight Reduce Lead-Based Paint Hazards in Homes Increase Capacity of Housing and Service Providers Preserve and create sustainable LMI housing
	Description	While the City must focus on the availability of affordable housing, providing for safe, decent and suitable living environments must also remain a high priority.
	Basis for Relative Priority	The need for suitable living environments goes hand in hand with the expansion of economic opportunities and further access to affordable housing. The city must maintain high quality living arrangements while balancing the ever-growing business and residential development.
4	Priority Need Name	Improved Capacity of Housing & Service Providers

Priority Level	High
Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Community Development Target Area
Associated Goals	Leverage NonFederal Funds to Address Priority Need Partner with local economic development entities Improve Financial Literacy among LMI Populations Increase Special Needs Housing Opportunities Increase Capacity of Housing and Service Providers Address physical housing needs
Description	The City recognizes that in order to provide for the improved quality of life, as identified in the first three priority needs, the City must have strong and able community partners to assist with housing and community development initiatives.

Basis for Relative Priority	The City has limited staff and resources to provide for the priority needs of the community. As such, the City will dedicate a portion of its funding each year to assist in the improvement and expansion of local housing and community services providers.
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Narrative (Optional)

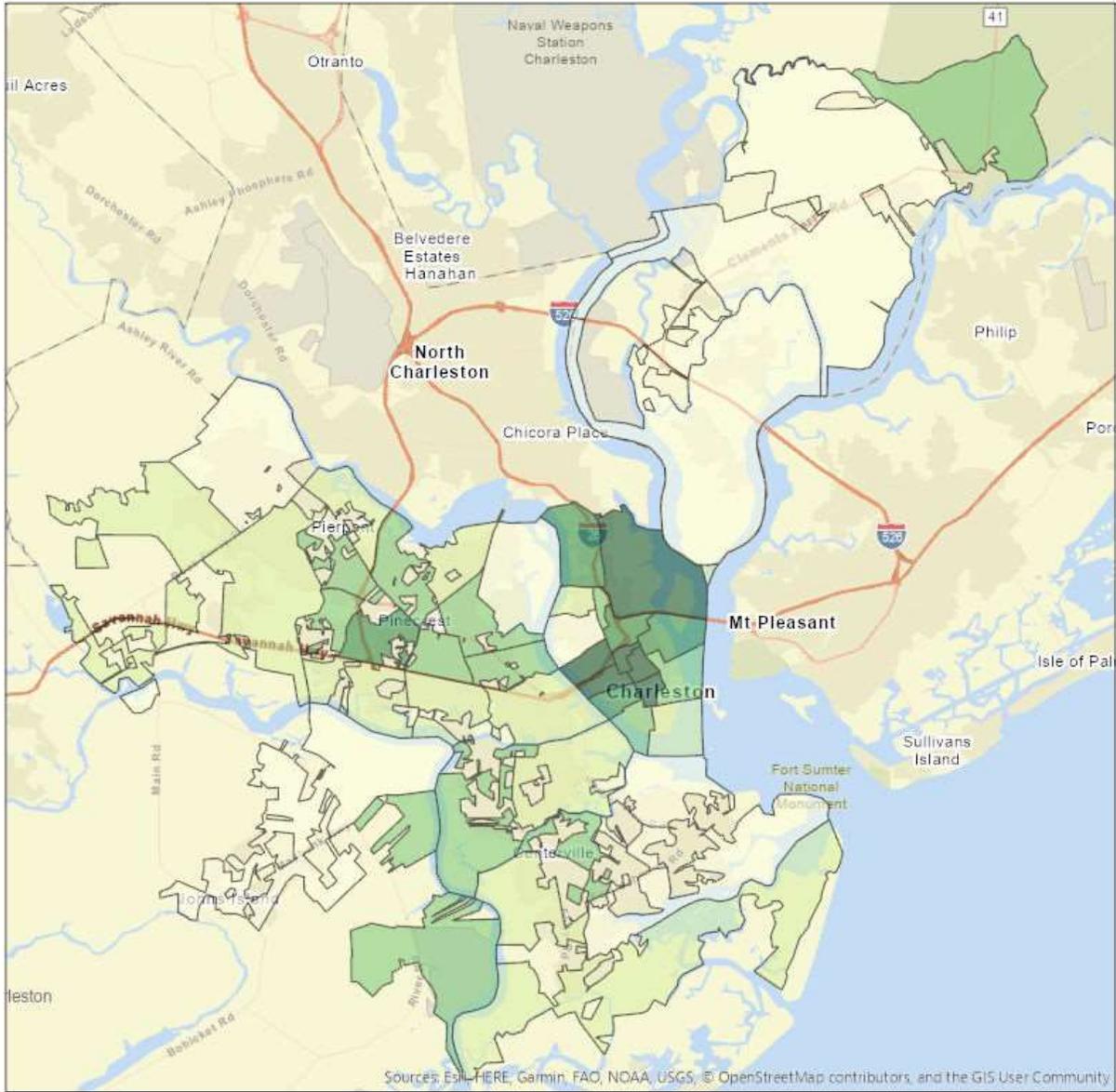
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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

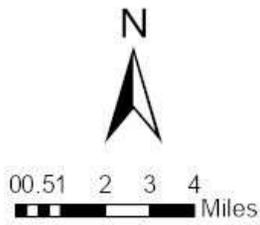
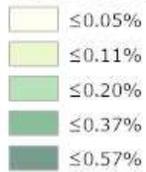
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Charleston partners with Palmetto Community Care to provide TBRA Assistance.
TBRA for Non-Homeless Special Needs	The City of Charleston partners with Palmetto Community Care to provide TBRA Assistance.
New Unit Production	The City of Charleston has identified the need for affordable rental and ownership units as one of its highest priorities. CDBG & HOME funding will be utilized to support new unit construction.
Rehabilitation	Along with providing for new unit construction, the City will provide support for programs that repair and rehabilitate existing rental and owner-occupied housing. The preservation of affordable units is a strategy equally as important as the development of new housing.
Acquisition, including preservation	In an effort to improve land use and utilization of existing buildings as well as an effort to remove slum and blight, the City may utilize CDBG & HOME funding for the acquisition of land and/or buildings/facilities.

Table 53 – Influence of Market Conditions

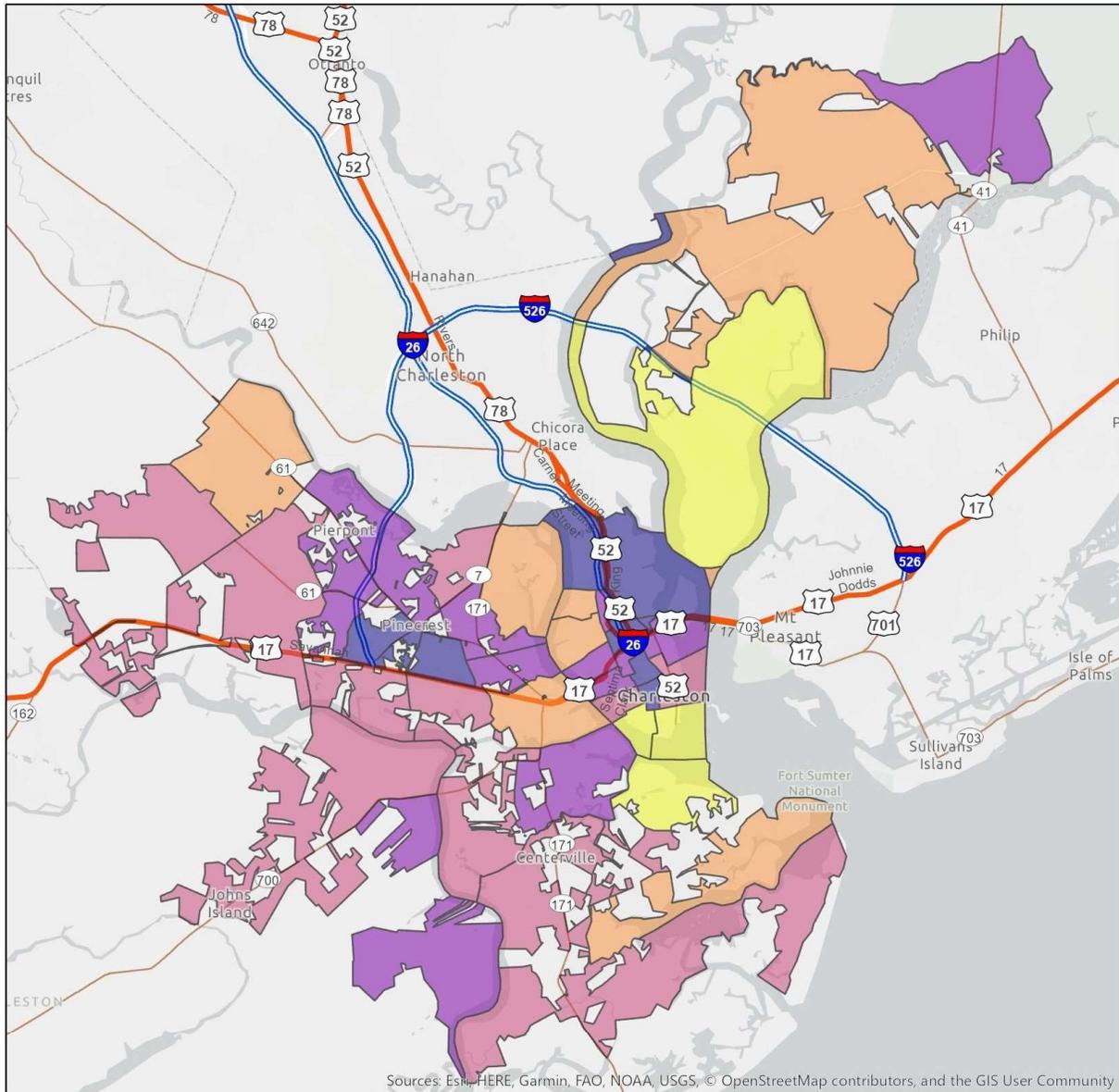


Charleston, South Carolina

Percent Poverty

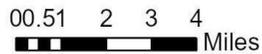


Percent Living in Poverty, 2014 - 2018



Charleston, South Carolina

Median Household Income



Median Household Income, 2014 - 2018

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The 2020 allocations for CDBG, HOME, HOPWA and CDBG Program Income projections have been calculated for Year 1. The remaining ConPlan years’ projections are based on 2020 grant figures. The City of Charleston’s CDBG and HOPWA CARES Act funds are also included in the chart below.

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	830,624	200,000	0	1,030,624	3,322,496	CDBG funds will be allocated to Staff Salaries for the administration of the program, Fair Housing activities, programs and services benefitting the public, community revitalization and other eligible activities.

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	536,126	253,000	0	789,126	2,144,504	HOME funds will be used to support the development and revitalization of housing for low-to moderate income individuals and families and other activities related to creating suitable living environments.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	816,925	0	0	816,925	3,267,700	HOPWA funds will be used to support the City of Charleston administration of the program and also for the provision of services provided by HOPWA Project Sponsors.

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: \$		
Other	public - federal	Admin and Planning Short term or transitional housing facilities Other	488,628	0	0	488,628	0	Prevent, prepare for, and respond to coronavirus.
Other	public - federal	Short term or transitional housing facilities STRMU Supportive services TBRA Other	118,886	0	0	118,886	0	Prevent, prepare for, and respond to coronavirus

Table 54 - Anticipated Resources

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

Several other funding sources, including State HOME funds, other Federal funds, Low-Income Housing Tax Credits, and private funds, will be pursued by the City and its partners to increase the leverage of the City’s federal and local resources. In addition to CDBG and general fund awards, the City will also continue to support the efforts of its affordable housing providers to secure additional funds to be used for affordable housing development.

The City's expected total HOME match liability for the 2020-21 program year is \$134,032 (0.25 x \$536,126). The total of the anticipated match for this program year is \$300,000, which exceeds the required amount and includes resources from subrecipient organizations that were awarded HOME funding this year (Charleston Habitat for Humanity, Sea Island Habitat for Humanity, Charleston Redevelopment Corporation, Palmetto Community Action Partnership and PASTORS).

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

Through the City's First Time Homeownership Program, vacant parcels or dilapidated structures, owned by the City, are transferred to local housing development organizations to build new or renovate homes for first-time homebuyers earning fifty percent (50%) to one hundred and twenty percent (120%) of the Area Median Income (AMI). The City continues to also acquire parcels to enhance its efforts related to affordable and workforce housing.

Discussion

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SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Charleston	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF CHARLESTON HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
Lowcountry Homeless Coalition dba Crisis Ministries, Inc.	Non-profit organizations	Homelessness	Region
PASTORS Inc.	CHDO	Ownership Rental	Jurisdiction
Roper St. Francis Foundation/RSFH Ryan White Program	Subrecipient	Non-homeless special needs	Region
Lowcountry AIDS Services	Subrecipient	Non-homeless special needs	Region
One Eighty Place	Non-profit organizations	Homelessness	Region

Table 55 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths in the Institutional Delivery System

- Defined target areas
- Variety of housing, service providers and community development partners
- Communication between City Departments
- Many years of experience (City of Charleston and its partners)

- Addressing critical needs in the City of Charleston
- Continual guidance and training on program regulations
- Active boards and commissions

Gaps in the Institutional Delivery System

- Timeliness in the delivery of housing placement, waiting lists in the local housing Authorities and some of the smaller housing rehabilitation providers; Operation Home.
- Availability of funding to provide housing and services
- Awareness and connectivity between organizations
- Economic Development activities

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

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

Table 56 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

- Through various partnerships the City of Charleston aids in direct services provided to homeless individuals and families. In the most recent program year the City provided funds to support the following programs;
- ShelterNet Program, Humanities Foundation administers the Program, which assists persons who are at-risk of becoming homeless by providing financial assistance to prevent them from losing their homes or apartments. Humanities Foundation also provides permanent housing for formerly homeless persons in several of its developments.
- Channel the Beacon, a local non-profit organization, primarily provides supportive and social services to children and adults living with disabilities and special needs. Channel the Beacon also administers the Lighthouse Relief Fund that provides rent, mortgage and utility assistance to disabled persons.
- The Home to Stay Grant, The City of Charleston's Department of Housing and Community Development in partnership with the Lowcountry Homeless Coalition formerly the Lowcountry Continuum of Care, Family Services Inc. and Charleston/Dorchester Mental Health Center will continue to operate the Home to Stay Program funded by the Shelter Plus Care Grant. Grant funds are used to provide permanent housing assistance to disabled homeless persons and their families. Additionally, City staff continues to communicate and collaborate with the Lowcountry Homeless Coalition, formerly the Lowcountry Continuum of Care, and an alliance of homeless service providers which aims to provide a number of services to nonprofits who service homeless clients.
- 180 Pace serves the homeless population and is the largest homeless shelter in the Tri-County area. The City has been a continuous source of funding (both through CDBG and Enston Home Funds) of the shelter's recent construction and their Up and Out Program, which assists homeless clients financially as they move from the shelter to their own apartments.
- The City will continue to provide HOPWA funds to Lowcountry AIDS Services (LAS), and Roper Saint Francis Foundation which provides a range of services to persons with HIV/AIDS. Each year over 1,000 persons living with HIV/AIDS are provided services through the combined effort of both organizations. The goals for the HOPWA programs are detailed below.

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

Strengths of the service delivery system for special needs populations

- Coordination of efforts through the CoC

Gaps of the service delivery system for special needs

- Federal and private funding
- Public awareness and education of the needs of the homeless/ special needs population
- Advocacy of service providers for their clients

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

Through the City's housing and community development programs, the City seeks to meet underserved needs. A particular need in the City of Charleston is financial assistance to persons who are homeless or who are at-risk of becoming homeless. The City addresses this need by providing Enston HOME funds to nonprofit organizations serving households forty-five years of age and older. The criteria for the program is established by the Enston Home Endowment and administered by the City of Charleston. The city also funds programs through the use of CDBG funds.

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	Provide Homebuyer Opportunities	2020	2024	Affordable Housing		Improve Affordable Housing Options	CDBG: \$150,300 HOME: \$348,252	Homeowner Housing Added: 5 Household Housing Unit
2	Increase and Improve the Supply of Rental Housing	2020	2024	Affordable Housing		Improve Affordable Housing Options	CDBG: \$95,200 HOPWA: \$400,000 HOME: \$80,419	Rental units constructed: 10 Household Housing Unit
3	Assist Homeowners with Needed Housing Repairs	2020	2024	Affordable Housing		Suitable Living Environments	CDBG: \$150,000 HOME: \$860,535	Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
4	Decrease Cost Burden Households	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Improve Affordable Housing Options	CDBG: \$125,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Reduce Overcrowding & Boost Housing Accommodations	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Improve Affordable Housing Options	CDBG: \$100,000	Rental units constructed: 20 Household Housing Unit
6	Leverage NonFederal Funds to Address Priority Need	2020	2024	Affordable Housing Non-Housing Community Development		Improve Affordable Housing Options Expanded Economic Opportunities Suitable Living Environments Improved Capacity of Housing & Service Providers	CDBG: \$1,519,996 HOPWA: \$1,612,675 HOME: \$1,265,550	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Homelessness Prevention: 100 Persons Assisted
7	Provide Special Needs Housing Opportunities	2020	2024	Affordable Housing		Improve Affordable Housing Options Suitable Living Environments	CDBG: \$50,624 HOPWA: \$129,618	Housing for Homeless added: 50 Household Housing Unit
8	Promote Fair Housing	2020	2024	Affordable Housing		Improve Affordable Housing Options	CDBG: \$400,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Provide Support to New and Expanding Businesses	2020	2024	Non-Housing Community Development		Improve Affordable Housing Options Expanded Economic Opportunities Suitable Living Environments	CDBG: \$130,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
10	Provide Job Training and Job Placement Services	2020	2024	Non-Housing Community Development		Expanded Economic Opportunities	CDBG: \$100,000	Jobs created/retained: 10 Jobs
11	Improve Access to Economic Opportunities	2020	2024	Non-Housing Community Development		Expanded Economic Opportunities	CDBG: \$100,000 HOPWA: \$100,000 HOME: \$75,874	Businesses assisted: 15 Businesses Assisted
12	Expand Employment Opportunities by creating Jobs	2020	2024	Non-Housing Community Development		Expanded Economic Opportunities	CDBG: \$125,000	
13	Partner with local economic development entities	2020	2024	Non-Housing Community Development		Expanded Economic Opportunities Improved Capacity of Housing & Service Providers	CDBG: \$75,000	
14	Improve Financial Literacy among LMI Populations	2020	2024	Non-Housing Community Development		Expanded Economic Opportunities Improved Capacity of Housing & Service Providers	CDBG: \$10,000	Jobs created/retained: 10 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Leverage and Collaborate with Opportunities Zones	2020	2024	Affordable Housing Non-Housing Community Development		Expanded Economic Opportunities Suitable Living Environments	CDBG: \$300,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted Businesses assisted: 3 Businesses Assisted
16	Increase Special Needs Housing Opportunities	2020	2024	Affordable Housing Non-Homeless Special Needs		Improve Affordable Housing Options Suitable Living Environments Improved Capacity of Housing & Service Providers	HOPWA: \$1,842,332	Housing for People with HIV/AIDS added: 10 Household Housing Unit HIV/AIDS Housing Operations: 40 Household Housing Unit
17	Decrease Vacancy and Blight	2020	2024	Non-Housing Community Development		Suitable Living Environments	CDBG: \$50,000	Homeowner Housing Added: 10 Household Housing Unit
18	Decrease Concentrated Poverty and Race Citywide	2020	2024	Affordable Housing Public Housing Homeless		Improve Affordable Housing Options	HOME: \$50,000	
19	Reduce Lead-Based Paint Hazards in Homes	2020	2024	Affordable Housing Non-Housing Community Development		Improve Affordable Housing Options Suitable Living Environments	CDBG: \$150,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Improve the Availability of Public Services	2020	2024	Non-Housing Community Development			CDBG: \$15,000	
21	Increase Capacity of Housing and Service Providers	2020	2024	Affordable Housing Non-Housing Community Development		Improve Affordable Housing Options Suitable Living Environments Improved Capacity of Housing & Service Providers	CDBG: \$10,000	
22	Address physical housing needs	2020	2024	Affordable Housing		Improve Affordable Housing Options Improved Capacity of Housing & Service Providers	CDBG: \$100,000	
23	Preserve and create sustainable LMI housing	2020	2024	Affordable Housing		Suitable Living Environments	CDBG: \$400,000	

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Homebuyer Opportunities
	Goal Description	<p>The City will continue to ensure compliance with Fair Housing by annually reviewing its operations and assessing any Impediments to Fair Housing Choice. As impediments are identified, the City will work with its partners to address these impediments and remove any barriers to fair and affordable housing.</p> <p>The City will continue to provide for a community education program and promote fair housing as a part of all of its housing related activities. Furthermore, the City will continue to support a fair housing hotline that provides information regarding fair housing issues and assists persons who feel that they may have been victims of housing discrimination.</p>
2	Goal Name	Increase and Improve the Supply of Rental Housing
	Goal Description	Funds will be used to support the City's Rental Rehabilitation Program and the development of rental homes in partnership with Palmetto CAP and the TAME Foundation.
3	Goal Name	Assist Homeowners with Needed Housing Repairs
	Goal Description	Funding will be used to assist homeowners with repairs through the City's Homeowner Rehabilitation program and through our partnership with Operation Home.
4	Goal Name	Decrease Cost Burden Households
	Goal Description	The city will provide financial resources to Community Housing Development Corporations and nonprofit groups that seek to develop rental and owner occupied housing for the low-income population. The city will also work with agencies to identify potential households with particular needs that might benefit from tenant based rental assistance.
5	Goal Name	Reduce Overcrowding & Boost Housing Accommodations
	Goal Description	Funds will be used to provide rental assistance, transitional housing expenses for persons experiencing homelessness and down payment assistance for first-time homebuyers.
6	Goal Name	Leverage NonFederal Funds to Address Priority Need
	Goal Description	The City will develop, administer, revise, implement and evaluate the day-to-day operations of entitlement programs. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach and training. Other funds will also be sought to leverage entitlement funds.

7	Goal Name	Provide Special Needs Housing Opportunities
	Goal Description	The City will provide support for the development of permanent housing with supportive services that address the needs of individuals with physical and/or mental disabilities as well as those persons living with HIV/AIDS and persons who are homeless or were formerly homeless and those that are at risk of becoming homeless.
8	Goal Name	Promote Fair Housing
	Goal Description	<p>The City will continue to ensure compliance with Fair Housing by annually reviewing its operations and assessing any Impediments to Fair Housing Choice. As impediments are identified, the City will work with its partners to address these impediments and remove any barriers to fair and affordable housing.</p> <p>The City will continue to provide for a community education program and promote fair housing as a part of all of its housing related activities. Furthermore, the City will continue to support a fair housing hotline that provides information regarding fair housing issues and assists persons who feel that they may have been victims of housing discrimination</p>
9	Goal Name	Provide Support to New and Expanding Businesses
	Goal Description	The City will provide indirect support to community businesses to expand and create more jobs through the use of low-interest loans and access to publicly owned land and properties. The City, through the LDC, will also continue to provide support for the Small Business Development Center which serves as a one-stop source of information for persons wanting to start a new business. Additionally, the City will refer businesses to the SBDC and SCORE organizations for technical assistance, including help in the preparation of business plans, to new and existing community businesses.
10	Goal Name	Provide Job Training and Job Placement Services
	Goal Description	The city will support training programs and job referral services made available to low and moderate households through relationships with local organizations.
11	Goal Name	Improve Access to Economic Opportunities
	Goal Description	The City recognizes that many of its low-income households lack access to adequate transportation. This in-turn limits these households' opportunities to find gainful employment. Therefore, the City will solicit the participation of local businesses in providing alternative transportation solutions including but not limited to the CARTA and TeleRide bus services. Additionally, the City will continue to work with neighboring jurisdictions to develop and implement a regional transportation plan that should better connect households and job centers.

12	Goal Name	Expand Employment Opportunities by creating Jobs
	Goal Description	The City will provide support, both directly and indirectly, to area housing, community development, and public services providers. This support may come by means of direct financial support for organizational operations and administrative activities or support may be more indirect through the efforts of small business incubators, technical assistance forums, public events and marketing to promote area organizations.
13	Goal Name	Partner with local economic development entities
	Goal Description	Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low- and moderate-income persons. Suitable Living Environment / Availability-Accessibility.
14	Goal Name	Improve Financial Literacy among LMI Populations
	Goal Description	The City will fund non profit agencies and organizations that provide services such as Life Skills Training, Education Services, Community Improvement Services.
15	Goal Name	Leverage and Collaborate with Opportunities Zones
	Goal Description	Leverage and Collaborate with Opportunities Zones developers to Incentivize Affordable Housing Development.
16	Goal Name	Increase Special Needs Housing Opportunities
	Goal Description	Provide assistance for housing placement costs which may include application fees, related credit checks, and reasonable security deposits necessary to move persons into permanent housing.
17	Goal Name	Decrease Vacancy and Blight
	Goal Description	The City of Charleston, through its First Time Homeowner Program, will encourage housing developers to build on infill lots within the City which may include identified brownfields sites. While some structures will inevitably require demolition, when possible the City will encourage and support the redevelopment of historic residential and commercial properties. Additionally, the City allocates funding each year for the maintenance and upkeep of properties owned by the City. Finally, staff will work with neighborhood organizations to provide for streetscape, landscaping and general neighborhood beautification programs.

18	Goal Name	Decrease Concentrated Poverty and Race Citywide
	Goal Description	The city will work with housing developers to construct mixed income housing units that would be affordable to low to moderate income households across the City where opportunities exist.
19	Goal Name	Reduce Lead-Based Paint Hazards in Homes
	Goal Description	Given the historic nature of Charleston there is an increased potential for lead-based paint hazards associated with the rehabilitation and preservation of historic structures. Therefore, the City will continue to incorporate lead based paint testing and interim control measures as a part of all of its housing rehabilitation efforts. All homeowners and potential homeowners will be counseled regarding the hazards of lead-based paint. This shall also include providing for community outreach and education to raise the awareness about the dangers associated with lead-based paint.
20	Goal Name	Improve the Availability of Public Services
	Goal Description	These public services may include but are not limited to health programs, community outreach, and childcare as well as educational enrichment programs for children and youth. Funding may also be utilized to provide for supportive services for special needs populations including persons with HIV/AIDS, seniors and persons with disabilities. Finally, CDBG funding may also be made available to support neighborhood-based crime prevention programs.
21	Goal Name	Increase Capacity of Housing and Service Providers
	Goal Description	Funds will be used to support the City's Administration of CDBG, HOME and HOPWA, to complete the 2020 Consolidated Plan and the Analysis of Impediments to Fair Housing and to support the efforts of the Charleston Redevelopment Corporation, Charleston Pro Bono Legal Services, Charleston Promise Neighborhood, the Charleston Trident Urban League, Closing the Gap in Healthcare, Humanities Found., One 80 Place, Military Community Connections and the Trident Literacy Association.
22	Goal Name	Address physical housing needs
	Goal Description	Work with organizations providing emergency rehabilitation and reconstruction assistance to homes impacted by flooding and Sea Level Rise.
23	Goal Name	Preserve and create sustainable LMI housing
	Goal Description	As a part of the Mayors' highest objective, Charleston will follow plans to reduce damages to households most vulnerable Flooding, Sea Level Rise, and Storm Surge.

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

In the upcoming program year, two affordable homes will be constructed by Charleston Habitat for Humanity and Sea Island Habitat. Six rental homes will be rehabilitated by PASTORS, Inc. for low- to moderate- income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

Not applicable.

Activities to Increase Resident Involvements

No specific activities are planned at this time.

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

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Charleston has three (3) public policies that are potential barriers to Affordable Housing:

- The Biggert-Waters Flood Insurance Reform Act of 2012 will result in drastically increased flood insurance rates, which will impact the affordability of housing in the region.
- Lack of an active collaborative partnership among housing advocates, policy makers, non-profit organizations, developers, and private businesses is necessary to address local housing issues and plan for the future.

Additionally, the following have been identified as barriers to Affordable Housing and highlighted in Charleston's Analysis of Impediments to Fair Housing Choice:

- Low number of minority loan applications for Housing loans,
- Impacts of sub-prime lending crisis and foreclosures,
- Predatory lending and other industry practices,
- Poverty and low income amongst minority populations,
- Limited resources to assist low income, elderly, and indigent home owners maintain their homes and stability in their neighborhoods,
- Public awareness of Fair Housing rights, and
- Inadequate public transportation and lack of mobility for elderly, disabled, and low- and moderate-income households.
- African Americans have higher prevalence of low credit scores or a lack of credit history. As such, many homebuyer programs (public and private) are not actively marketed and promoted to this segment of the population.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As previously noted in the City of Charleston's 2015-2019 Consolidated Plan and again noted in this Consolidated Plan, two factors appear to contribute to the City of Charleston's affordable housing problem. 1) A household's ability to afford housing based on its income and 2) the price of housing. In response, the City is aggressively employing activities intended to foster the development of affordable housing for low-to moderate-income families and individuals. Some of those actions include:

- Continuing to administer the Homeowner Rehabilitation Program,
- Providing down payment assistance,

- Advocating for zoning changes to enhance affordable housing development,
- Securing future funding for affordable housing and services,
- Supporting the administration of rental, mortgage and utility assistance programs
 - Evaluating or assessing housing design to determine how lower costs per square foot can be achieved.
 - The City will more actively market homebuyer assistance programs to minority families and individuals.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Charleston worked in concert with the local Continuum of Care and a myriad of other partners, as well as, the City of North Charleston and Charleston County to prepare a ten-year strategic plan to end homelessness titled *Zero 2016*. The City is participating with the local Continuum of Care and the Coalition on Homeless to implement a number of the strategies outlined in the plan and are instituting the "Housing First" model as an approach to deal with persons who are homeless.

The Lowcountry Homeless Coalition (LHC) plans for and organizes an outreach effort to better document the size and nature of homelessness in our communities. They take this opportunity to also gain a better understanding of the specific needs of persons experiencing homelessness. LHC also helps organize and train additional, year-round outreach programs in the City including YWCA's Project Street Outreach which aims at connecting with persons experiencing homelessness, providing basic needs when possible, and connecting those persons with housing services offered at partner organizations.

Addressing the emergency and transitional housing needs of homeless persons

One80 Place offers emergency shelter for individual men and women and/or women with children. Star Gospel Mission also offers transitional housing for individual men, with a price per week to stay.

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.

One80 Place and Family Services both provide rapid re-housing financial services to help individuals and families get back into housing quickly. Family Services offers Permanent Supportive Housing for chronically homeless individuals (though these beds are not located in the City). Charleston Trident Urban League and Family Services both offer homeless prevention services to help families stay in their current housing.

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

Charleston Trident Urban League and Family Services both offer homeless prevention services to help families stay in their current housing. These can certainly help those persons who are exiting institutions of care. Alston Wilkes Society helps with discharge planning for persons exiting corrections facilities.

The Humanities Foundation, a member of the LHC, also administers a program called ShelterNet, which assists persons who are at-risk of becoming homeless by providing financial assistance to prevent them from losing their homes or apartments. Humanities Foundation also provides permanent housing for formerly homeless persons in several of its developments.

SP-65 Lead based paint Hazards – 91.215(i)

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

Given the historic nature of Charleston there is an increased potential for lead-based paint hazards associated with the rehabilitation and preservation of historic structures. Therefore, the City will continue to incorporate lead-based paint testing and interim control measures as part of all of its housing rehabilitation efforts.

How are the actions listed above related to the extent of lead poisoning and hazards?

All homeowners and potential homeowners will be counseled regarding the hazards of lead-based paint. Lead testing is conducted on each home that is provided a new roof or is being substantially rehabilitated. Results of these tests will be provided to the homeowners along with educational materials regarding the prevention of lead poisoning.

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

The City of Charleston requires lead-based paint testing and when necessary, appropriate interim control measures are incorporated as part of all of its housing rehabilitation programs.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The strategies outlined in the City of Charleston’s 2020-2024 Consolidated Plan’s Strategic Plan are intended to serve as the City’s anti-poverty strategy by planning for expanded housing, economic development, and community development opportunities for low- to moderate-income persons. It is only by improving citizens’ living conditions, employment opportunities, and access to services that they may emerge from poverty.

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

Specific actions the City will take this program year are as follows:

- (1) Through the use of collaborative partnerships provide additional and improved housing by engaging in the rehabilitation and creation of housing;
- (2) Support the Greater Charleston Empowerment Corporation’s Employment Training Program.
- (3) Provide educational enrichment opportunities through Charleston Promise Neighborhood to children of lower-income families, encouraging these children to enjoy learning and to continue pursuing higher education;
- (4) Provide persons who are at risk of becoming homeless with rental, mortgage and/ or utility assistance through non-profit partners funded for that purpose;
- (5) Provide financial literacy training (including homeownership education and counseling) in low-wealth communities to encourage the creation and retention of wealth through property ownership.
- (6) Partner with the City of Charleston’s Minority Business Enterprise Office and other entities to recruit and train businesses to the CD target area.

SP-80 Monitoring – 91.230

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

The City of Charleston follows a comprehensive program of monitoring and evaluating the progress of housing and community development activities. There are various processes involved in monitoring activities conducted by the City, including in-depth subrecipient monitoring, long-term compliance monitoring and careful and continuing review of housing projects:

Monitoring of Subrecipients

An initial orientation is conducted to educate subrecipients on compliance requirements and to discuss reporting expectations. During the meeting, program related requirements and expectations are explained in detail. The City requires quarterly reports for each funded project, including projects with funds remaining from the previous year's award. The City's quarterly report form asks for beneficiary information, financial and project information, including dates of completion or expected completion for housing developments. These quarterly reports allow the City to accurately track the progress of these funded activities.

In early May, the City of Charleston notifies Subrecipient organizations in writing that City staff will conduct on-site monitoring in June and reminds subrecipients that an annual report form will be due at the close of the program year. This correspondence also contains a list of information to which the City will need access, along with the agency staff who should be involved and present at the monitoring visit. During the June monitoring visits, City staff will perform in-depth audits of the subrecipients' files, financial statements, and program accomplishments. These monitoring visits are concluded by a verbal overview of preliminary findings followed by a written report to the subrecipient summarizing the results of the visits and any matters to be addressed.

The City's staff in the Department of Housing and Community Development also conducts annual monitoring of completed rental developments to ensure long-term compliance with federal regulations. Monitoring is a multi-step process which begins with the completion of a Tenant Certification Form, which requests such information as the apartment size, rent, and utility costs of each unit and the name, race, ethnicity, and income range of the head of household of each

apartment. Following submission of the Certification Form, City staff conducts on-site monitoring of projects to ensure compliance with regulations and appropriate maintenance of these developments.

The City has also incorporated a methodology to monitor homeownership houses. A postcard sent to individuals to confirm whether they are still in their homes allows staff to determine if individuals remain in their homes and are honoring the covenants that ensure long-term affordability. When a response is not obtained, certified mail is forwarded to ensure that clients are maintaining their residences.

Review of Affordable Housing Projects

The City is actively involved in monitoring labor standards. For developments that are subject to the Davis-Bacon Act, City staff attends pre-construction conferences with the subrecipient, general contractors, and subcontractors to explain the legislation and the required submissions. During the course of the development, the City conducts reviews of certified payrolls and on-site employee interviews. The City follows up with the appropriate parties when discrepancies are found and pursues resolution of identified issues. The City also conducts site inspections of funded projects, usually in conjunction with bank inspections for construction loan draws.

Expected Resources

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

Introduction

The 2020 allocations for CDBG, HOME, HOPWA and CDBG Program Income projections have been calculated for Year 1. The remaining ConPlan years' projections are based on 2020 grant figures. The City of Charleston's CDBG and HOPWA CARES Act funds are also included in the chart below.

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	830,624	200,000	0	1,030,624	3,322,496	CDBG funds will be allocated to Staff Salaries for the administration of the program, Fair Housing activities, programs and services benefitting the public, community revitalization and other eligible activities.

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	536,126	253,000	0	789,126	2,144,504	HOME funds will be used to support the development and revitalization of housing for low-to moderate income individuals and families and other activities related to creating suitable living environments.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	816,925	0	0	816,925	3,267,700	HOPWA funds will be used to support the City of Charleston administration of the program and also for the provision of services provided by HOPWA Project Sponsors.

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: \$		
Other	public - federal	Admin and Planning Short term or transitional housing facilities Other	488,628	0	0	488,628	0	Prevent, prepare for, and respond to coronavirus.
Other	public - federal	Short term or transitional housing facilities STRMU Supportive services TBRA Other	118,886	0	0	118,886	0	Prevent, prepare for, and respond to coronavirus

Table 58 - Expected Resources – Priority Table

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

Several other funding sources, including State HOME funds, other Federal funds, Low-Income Housing Tax Credits, and private funds, will be pursued by the City and its partners to increase the leverage of the City’s federal and local resources. In addition to CDBG and general fund awards, the City will also continue to support the efforts of its affordable housing providers to secure additional funds to be used for affordable housing development.

The City’s expected total HOME match liability for the 2020-21 program year is \$134,032 (0.25 x \$536,126). The total of the anticipated match

for this program year is \$300,000, which exceeds the required amount and includes resources from subrecipient organizations that were awarded HOME funding this year (Charleston Habitat for Humanity, Sea Island Habitat for Humanity, Charleston Redevelopment Corporation, Palmetto Community Action Partnership and PASTORS).

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

Through the City's First Time Homeownership Program, vacant parcels or dilapidated structures, owned by the City, are transferred to local housing development organizations to build new or renovate homes for first-time homebuyers earning fifty percent (50%) to one hundred and twenty percent (120%) of the Area Median Income (AMI). The City continues to also acquire parcels to enhance its efforts related to affordable and workforce housing.

Discussion

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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	Provide Homebuyer Opportunities	2020	2024	Affordable Housing	Community Development Target Area	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers	CDBG: \$45,000 HOME: \$100,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Increase and Improve the Supply of Rental Housing	2020	2024	Affordable Housing	Community Development Target Area	Improve Affordable Housing Options Suitable Living Environments Improved Capacity of Housing & Service Providers	HOME: \$210,419	Rental units constructed: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assist Homeowners with Needed Housing Repairs	2020	2024	Affordable Housing	Community Development Target Area	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers	CDBG: \$100,000 HOME: \$122,107	Rental units rehabilitated: 32 Household Housing Unit
4	Decrease Cost Burden Households	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Community Development Target Area	Improve Affordable Housing Options	CDBG: \$25,000 CDBG-CV: \$400,000	Direct Financial Assistance to Homebuyers: 6 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds Homelessness Prevention: 300 Persons Assisted
5	Reduce Overcrowding & Boost Housing Accommodations	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Community Development Target Area	Improve Affordable Housing Options	CDBG: \$0	Other: 0 Other
6	Leverage NonFederal Funds to Address Priority Need	2020	2024	Affordable Housing Non-Housing Community Development	Community Development Target Area	Expanded Economic Opportunities	CDBG: \$75,000 HOPWA: \$24,507 HOME: \$53,600	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Provide Special Needs Housing Opportunities	2020	2024	Affordable Housing	Community Development Target Area	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers	CDBG: \$100,624 HOPWA: \$129,618 HOME: \$0 HOPWA-CV: \$118,886	Homelessness Prevention: 1000 Persons Assisted
8	Promote Fair Housing	2020	2024	Affordable Housing	Community Development Target Area	Improve Affordable Housing Options Suitable Living Environments	CDBG: \$80,000	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted
9	Provide Support to New and Expanding Businesses	2020	2024	Non-Housing Community Development	Community Development Target Area	Improved Capacity of Housing & Service Providers	CDBG: \$130,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
10	Provide Job Training and Job Placement Services	2020	2024	Non-Housing Community Development	Community Development Target Area	Expanded Economic Opportunities	CDBG: \$25,000	Businesses assisted: 1 Businesses Assisted
11	Improve Access to Economic Opportunities	2020	2024	Non-Housing Community Development	Community Development Target Area	Expanded Economic Opportunities	CDBG: \$25,000	Businesses assisted: 1 Businesses Assisted
12	Expand Employment Opportunities by creating Jobs	2020	2024	Non-Housing Community Development	Community Development Target Area	Expanded Economic Opportunities	CDBG: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Partner with local economic development entities	2020	2024	Non-Housing Community Development	Community Development Target Area	Expanded Economic Opportunities	CDBG: \$0	Other: 0 Other
14	Improve Financial Literacy among LMI Populations	2020	2024	Non-Housing Community Development	Community Development Target Area	Expanded Economic Opportunities	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
15	Leverage and Collaborate with Opportunities Zones	2020	2024	Affordable Housing Non-Housing Community Development	Community Development Target Area	Expanded Economic Opportunities	CDBG: \$80,000	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 6 Household Housing Unit Businesses assisted: 1 Businesses Assisted
16	Increase Special Needs Housing Opportunities	2020	2024	Affordable Housing Non-Homeless Special Needs	Community Development Target Area	Expanded Economic Opportunities	HOPWA: \$662,800	Rental units rehabilitated: 32 Household Housing Unit
17	Decrease Vacancy and Blight	2020	2024	Non-Housing Community Development	Community Development Target Area	Suitable Living Environments	CDBG: \$0	Other: 0 Other
18	Decrease Concentrated Poverty and Race Citywide	2020	2024	Affordable Housing Public Housing Homeless	Community Development Target Area	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers	HOME: \$50,000	Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Reduce Lead-Based Paint Hazards in Homes	2020	2024	Affordable Housing Non-Housing Community Development	Community Development Target Area	Suitable Living Environments	CDBG: \$50,000	Rental units rehabilitated: 32 Household Housing Unit
20	Improve the Availability of Public Services	2020	2024	Non-Housing Community Development	Community Development Target Area	Suitable Living Environments Improved Capacity of Housing & Service Providers	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
21	Increase Capacity of Housing and Service Providers	2020	2024	Affordable Housing Non-Housing Community Development	Community Development Target Area	Improved Capacity of Housing & Service Providers	CDBG: \$10,000 CDBG-CV: \$88,628	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
22	Address physical housing needs	2020	2024	Affordable Housing	Community Development Target Area	Suitable Living Environments	CDBG: \$10,000	Other: 1 Other
23	Preserve and create sustainable LMI housing	2020	2024	Affordable Housing	Community Development Target Area	Improve Affordable Housing Options Suitable Living Environments	CDBG: \$50,000	Homeowner Housing Added: 10 Household Housing Unit

Table 59 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Homebuyer Opportunities
	Goal Description	Down payment Assistance will be provided to first-time homebuyers through the City's program, in addition to those assisted homes will be constructed by Sea Island Habitat and properties will be maintained and acquired for homeownership. HOME Program Income will also be used to acquire properties.
2	Goal Name	Increase and Improve the Supply of Rental Housing
	Goal Description	Funds will be used to support the City's Rental Rehabilitation Program and the development of rental homes in partnership with Palmetto CAP and the TAME Foundation.
3	Goal Name	Assist Homeowners with Needed Housing Repairs
	Goal Description	Funding will be used to assist homeowners with repairs through the City's Homeowner Rehabilitation program and through our partnership with Operation Home.
4	Goal Name	Decrease Cost Burden Households
	Goal Description	The city will provide financial resources to Community Housing Development Corporations and nonprofit groups that seek to develop rental and owner occupied housing for the low-income population. The city will also work with agencies to identify potential households with particular needs that might benefit from tenant-based rental assistance.
5	Goal Name	Reduce Overcrowding & Boost Housing Accommodations
	Goal Description	Funds will be used to provide rental assistance for larger housing units. Support. Down payment Assistance will be provided to first-time homebuyers through the City's program to purchase larger homes.
6	Goal Name	Leverage NonFederal Funds to Address Priority Need
	Goal Description	Develop, Administer, revise, implement and evaluate the day-to-day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training.

7	Goal Name	Provide Special Needs Housing Opportunities
	Goal Description	The City will provide support for the development of permanent housing with supportive services that address the needs of individuals with physical and/or mental disabilities as well as those persons living with HIV/AIDS and persons who are homeless or were formerly homeless and those that are at risk of becoming homeless.
8	Goal Name	Promote Fair Housing
	Goal Description	<p>The City will continue to ensure compliance with Fair Housing by annually reviewing its operations and assessing any Impediments to Fair Housing Choice. As impediments are identified, the City will work with its partners to address these impediments and remove any barriers to fair and affordable housing.</p> <p>The City will continue to provide for a community education program and promote fair housing as a part of all of its housing-related activities. Furthermore, the City will continue to support a fair housing hotline that provides information regarding fair housing issues and assists persons who feel that they may have been victims of housing discrimination.</p>
9	Goal Name	Provide Support to New and Expanding Businesses
	Goal Description	The City will provide indirect support to community businesses to expand and create more jobs through the use of low-interest loans and access to publicly owned land and properties. The City, through the LDC, will also continue to provide support for the Small Business Development Center which serves as a one-stop source of information for persons wanting to start a new business. Additionally, the City will refer businesses to the SBDC and SCORE organizations for technical assistance, including help in the preparation of business plans, to new and existing community businesses.
10	Goal Name	Provide Job Training and Job Placement Services
	Goal Description	The city will support training programs and job referral services made available to low and moderate households through relationships with local organizations.
11	Goal Name	Improve Access to Economic Opportunities
	Goal Description	The City recognizes that many of its low-income households lack access to adequate transportation. This in-turn limits these households' opportunities to find gainful employment. Therefore, the City will solicit the participation of local businesses in providing alternative transportation solutions including but not limited to the CARTA and TeleRide bus services. Additionally, the City will continue to work with neighboring jurisdictions to develop and implement a regional transportation plan that should better connect households and job centers.

12	Goal Name	Expand Employment Opportunities by creating Jobs
	Goal Description	The City will provide support, both directly and indirectly, to area housing, community development, and public services providers. This support may come by means of direct financial support for organizational operations and administrative activities or support may be more indirect through the efforts of small business incubators, technical assistance forums, public events and marketing to promote area organizations.
13	Goal Name	Partner with local economic development entities
	Goal Description	Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low- and moderate-income persons. Suitable Living Environment / Availability-Accessibility.
14	Goal Name	Improve Financial Literacy among LMI Populations
	Goal Description	The City will fund non profit agencies and organizations that provide services such as Life Skills Training, Education Services, Community Improvement Services,
15	Goal Name	Leverage and Collaborate with Opportunities Zones
	Goal Description	Encourage long-term investment in low-income communities through economic development, education and workforce development.
16	Goal Name	Increase Special Needs Housing Opportunities
	Goal Description	Provide assistance for housing placement costs which may include application fees, related credit checks, and reasonable security deposits necessary to move persons into permanent housing.
17	Goal Name	Decrease Vacancy and Blight
	Goal Description	The City of Charleston, through its First Time Homeowner Program, will encourage housing developers to build on infill lots within the City which may include identified brownfields sites. While some structures will inevitably require demolition, when possible the City will encourage and support the redevelopment of historic residential and commercial properties. Additionally, the City allocates funding each year for the maintenance and upkeep of properties owned by the City. Finally, staff will work with neighborhood organizations to provide for streetscape, landscaping and general neighborhood beautification programs.

18	Goal Name	Decrease Concentrated Poverty and Race Citywide
	Goal Description	The city will work with housing developers to construct market rate housing units and housing units affordable to low to moderate income households.
19	Goal Name	Reduce Lead-Based Paint Hazards in Homes
	Goal Description	Given the historic nature of Charleston, there is an increased potential for lead-based paint hazards associated with the rehabilitation and preservation of historic structures. Therefore, the City will continue to incorporate lead based paint testing and interim control measures as a part of all of its housing rehabilitation efforts. All homeowners and potential homeowners will be counseled regarding the hazards of lead-based paint. This shall also include providing for community outreach and education to raise the awareness about the dangers associated with lead-based paint
20	Goal Name	Improve the Availability of Public Services
	Goal Description	These public services may include but are not limited to health programs, community outreach, and childcare as well as educational enrichment programs for children and youth. Funding may also be utilized to provide for supportive services for special needs populations including persons with HIV/AIDS, seniors and persons with disabilities. Finally, CDBG funding may also be made available to support neighborhood-based crime prevention programs.
21	Goal Name	Increase Capacity of Housing and Service Providers
	Goal Description	Funds will be used to support the City's Administration of CDBG, HOME and HOPWA, to complete the 2020 Consolidated Plan and the Analysis of Impediments to Fair Housing and to support the efforts of the Charleston Redevelopment Corporation, Charleston Pro Bono Legal Services, Charleston Promise Neighborhood, the Charleston Trident Urban League, Closing the Gap in Healthcare, Humanities Found., One 80 Place, Military Community Connections and the Trident Literacy Association.
22	Goal Name	Address physical housing needs
	Goal Description	Work with organizations providing emergency rehabilitation and reconstruction assistance to homes impacted by flooding.
23	Goal Name	Preserve and create sustainable LMI housing
	Goal Description	As a part of the Mayors' highest objective, Charleston will follow plans to reduce damages to households most vulnerable Flooding, Sea Level Rising, and Storm Surge.

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	2020 City of Charleston HOPWA Housing Construction
2	City of Charleston Homeowner Rehabilitation Program
3	Closing the Gap in Healthcare
4	Charleston Redevelopment Corporation
5	Charleston Pro Bono Legal Services
6	Charleston Promise Neighborhood
7	Humanities Foundation
8	Trident Literacy Association
9	One 80 Place
10	Operation Home
11	Sea Island Habitat for Humanity
12	Palmetto Community Care dba Lowcountry AIDS Services
13	Roper St. Francis Healthcare (Ryan White Wellness Center)
14	Charleston Trident Urban League
15	City of Charleston DPA/EAH and Property Maintenance and Acquisition
16	City of Charleston CHDO Reservation
17	P.A.S.T.O.R.S. Inc.
18	Episcopal Diocese CHDO of SC
19	Charleston Habitat for Humanity
20	Military Community Connection of SC
21	Palmetto Community Action Partnership (PCAP)
22	Warming Shelter Operations
23	CARES Act CDBG (CDBG-CV)
24	CARES ACT HOPWA Palmetto Community Care dba Lowcountry AIDS Services

#	Project Name
25	CDBG and HOME Program Administration
26	2020-2021 Grantee HOPWA Administration
27	CARES ACT HOPWA Roper St. Francis Healthcare (Ryan White Wellness Center)

Table 60 – 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 greatest obstacle to addressing underserved needs is funding. As we have witnessed in recent years, the amount of dollars awarded across most funding streams have decreased. In spite of the obstacles, 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	2020 City of Charleston HOPWA Housing Construction
	Target Area	Community Development Target Area
	Goals Supported	Provide Special Needs Housing Opportunities
	Needs Addressed	Improve Affordable Housing Options
	Funding	HOPWA: \$129,618
	Description	Funds will be utilized for construction costs for housing dedicated to persons with HIV/AIDS.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 Homes
	Location Description	Berkeley, Charleston, North Charleston, MSA
	Planned Activities	Housing Construction
2	Project Name	City of Charleston Homeowner Rehabilitation Program
	Target Area	Community Development Target Area
	Goals Supported	Assist Homeowners with Needed Housing Repairs
	Needs Addressed	Suitable Living Environments
	Funding	CDBG: \$506,031 HOME: \$225,107
	Description	Substantial Rehabilitation Program Administration CDBG (\$155,000) HOME (\$72,107/\$153,000-HOME PI))Substantial Rehabilitation Program -Rehabilitation of low-to moderate income owner- occupied housing. CDBG (\$200,000) Roof Replacement Programs CDBG (\$151,031). \$200,000 from CDBG PI is included in the funding amounts for the Substantial Rehab(\$100k) and Roof Replacement Programs(\$100k).
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	37 homes repaired
	Location Description	City of Charleston, SC
	Planned Activities	Housing Rehabilitation
3	Project Name	Closing the Gap in Healthcare

	Target Area	Community Development Target Area
	Goals Supported	Increase Capacity of Housing and Service Providers
	Needs Addressed	Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$10,000
	Description	Funds will be used to develop and broadcast radio and TV health tips and administer a health summit for low to moderate income residents (Public Service)
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 persons
	Location Description	City of Charleston
	Planned Activities	Outreach of the Closing the Gap in Healthcare health education initiative. Public Service.
4	Project Name	Charleston Redevelopment Corporation
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options
	Funding	HOME: \$100,000
	Description	CHDO Administration (\$50,000) - Funds will be utilized for CRC salaries and other operational expenses. Birdie Garrett Land trust Homeownership (\$50,000- PI) - Funds will be used for construction and soft costs for a single-family homeownership development.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	One home will be developed
	Location Description	City of Charleston, SC

	Planned Activities	CHDO Administration (\$50,000) - Funds will be utilized for CRC salaries and other operational expenses. Birdie Garrett Land trust Homeownership (\$50,000- PI) - Funds will be used for construction and soft costs for a single-family homeownership development.
5	Project Name	Charleston Pro Bono Legal Services
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$15,000
	Description	Funds will be utilized for attorney and paralegal time while assisting City residents with legal issues affecting home stability.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 households are estimated to be assisted by Charleston Pro Bono Legal Services
	Location Description	City of Charleston, SC
	Planned Activities	Legal assistance, Public Services.
6	Project Name	Charleston Promise Neighborhood
	Target Area	Community Development Target Area
	Goals Supported	Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options
	Funding	CDBG: \$25,000
	Description	Funds will be utilized to support schools, programming and operational costs for the organization.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	900 persons are estimated to be assisted
	Location Description	City of Charleston, SC

	Planned Activities	Support of educational enrichment programs. Public Services
7	Project Name	Humanities Foundation
	Target Area	Community Development Target Area
	Goals Supported	Decrease Cost Burden Households Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$20,000
	Description	Funds will be used for emergency financial assistance for City residents and a portion for administrative expenses for the Community Outreach Coordinator.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 households
	Location Description	City of Charleston, SC
	Planned Activities	Homeless Prevention
8	Project Name	Trident Literacy Association
	Target Area	Community Development Target Area
	Goals Supported	Improve Access to Economic Opportunities
	Needs Addressed	Expanded Economic Opportunities Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$10,000
	Description	Funds will be utilized to support GED acquisition and workforce development for low -to-moderate income adults in Charleston.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 organization will be supported while assisting 30 persons with GEDs and workforce development
	Location Description	City of Charleston, SC
	Planned Activities	Adult education programs will be provided to low- income residents. Public Service.

9	Project Name	One 80 Place
	Target Area	Community Development Target Area
	Goals Supported	Increase Capacity of Housing and Service Providers
	Needs Addressed	Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$30,000
	Description	Funds will be used to offset the cost of utilities necessary for the daily operation of One80 Place's emergency shelter and facilities. Public Service
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,000 persons experiencing homelessness will be assisted
	Location Description	35 Walnut St, Charleston, SC
	Planned Activities	Homeless assistance
10	Project Name	Operation Home
	Target Area	Community Development Target Area
	Goals Supported	Assist Homeowners with Needed Housing Repairs
	Needs Addressed	Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$15,000
	Description	Funds will be utilized to complete repairs for low-income homeowners.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	3 homes repaired
	Location Description	City of Charleston, SC
	Planned Activities	Homeowner repairs
11	Project Name	Sea Island Habitat for Humanity
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities

	Needs Addressed	Improve Affordable Housing Options
	Funding	HOME: \$50,000
	Description	Funds will be used to help defray costs of construction materials for a single-family residence.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 home will be constructed
	Location Description	Charleston, SC
	Planned Activities	Housing construction
12	Project Name	Palmetto Community Care dba Lowcountry AIDS Services
	Target Area	Community Development Target Area
	Goals Supported	Provide Special Needs Housing Opportunities
	Needs Addressed	Improve Affordable Housing Options Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	HOPWA: \$432,800
	Description	Overall, 450 Clients will be served thru case mgmt. and other services. Which also includes direct housing assistance; 115-STRMU, 20-TBRA & 10- PHP. \$432,800 in funding will be used for Supportive Services, STRMU, TBRA (\$402,504) and HOPWA Project Sponsor Administration (\$30,296).
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	450 persons will be assisted
	Location Description	Charleston, North Charleston, MSA
	Planned Activities	Overall, 450 Clients will be served thru case mgmt. and other services. Which also includes direct housing assistance; 115-STRMU, 20-TBRA & 10- PHP. \$432,800 in funding will be used for Supportive Services, STRMU, TBRA (\$402,504) and HOPWA Project Sponsor Administration (\$30,296).
13	Project Name	Roper St. Francis Healthcare (Ryan White Wellness Center)

	Target Area	Community Development Target Area
	Goals Supported	Provide Special Needs Housing Opportunities Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	HOPWA: \$230,000
	Description	Overall, 850 Clients will be served thru case mgmt. and other services. Which also includes direct housing assistance; 250-STRMU, 20-TBRA & 30- PHP. \$230,000 in funding will be used for Supportive Services, STRMU, TBRA (\$213,900) and HOPWA Project Sponsor Administration (\$16,100).
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	850 persons will be assisted
	Location Description	Charleston, North Charleston, MSA
	Planned Activities	Overall, 850 Clients will be served thru case mgmt. and other services. Which also includes direct housing assistance; 250-STRMU, 20-TBRA & 30- PHP. \$230,000 in funding will be used for Supportive Services, STRMU, TBRA (\$213,900) and HOPWA Project Sponsor Administration (\$16,100).
14	Project Name	Charleston Trident Urban League
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities Promote Fair Housing
	Needs Addressed	Improve Affordable Housing Options Expanded Economic Opportunities Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$80,000
	Description	Funds will be utilized for administrative purposes while administering the Urban League's House and Home and Fair Housing Program; \$29,380 will be used for PS- (05U) and \$50,620 will be used for Fair Housing activities (21D)
	Target Date	5/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	300- Assisted via Fair Housing Program, 100- House and Home Program
	Location Description	City of Charleston, SC
	Planned Activities	Fair Housing Assistance and Education and Homebuyer Education. House and Home; Public Service.
15	Project Name	City of Charleston DPA/EAH and Property Maintenance and Acquisition
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities Decrease Vacancy and Blight
	Needs Addressed	Improve Affordable Housing Options Expanded Economic Opportunities Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$210,000
	Description	Funds will be used for the Down Payment Assistance/ Employer Assisted Housing (Property Acquisition (\$75,000-CDBG,) and Property Maintenance (\$25,000)- Employer Assisted Housing (\$20,000-CDBG)
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 property will be acquired 2 households will receive DPA
	Location Description	City of Charleston
	Planned Activities	Creation of Affordable Housing
16	Project Name	City of Charleston CHDO Reservation
	Target Area	Community Development Target Area
	Goals Supported	Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers
	Funding	HOME: \$80,419
	Description	Funds will be utilized to support the City's designated CHDO's with administrative costs while developing housing.(15%-set aside)

	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This number will be determined when a CHDO eligible project is selected.
	Location Description	City of Charleston
	Planned Activities	Increasing the supply of affordable housing.
17	Project Name	P.A.S.T.O.R.S. Inc.
	Target Area	Community Development Target Area
	Goals Supported	Increase and Improve the Supply of Rental Housing
	Needs Addressed	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers
	Funding	HOME: \$130,000
	Description	Funds will be utilized for salaries, administrative and direct construction costs. PASTORS will also receive a portion of CHDO funds for this program year.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 organization will be supported 6 apartments will be repaired 4 apartments will be constructed
	Location Description	St. Luke Rental Project (Rear Building) 60 Nassau St., 1 ½ Addison St., and 195 Romney St. Romney Street Rental Quadraplex 191, 192, and 195 Romney St.
	Planned Activities	Administrative and rehabilitation activities.
18	Project Name	Episcopal Diocese CHDO of SC
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities
	Needs Addressed	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers
	Funding	HOME: \$50,000
	Description	Funds (HOME PI) will provide pre-development and development funding to allow construction of affordable housing as a part of the City's first-time homeownership program.

	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 home developed
	Location Description	24 Humphrey Ct
	Planned Activities	Housing construction
19	Project Name	Charleston Habitat for Humanity
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities
	Needs Addressed	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers
	Funding	HOME: \$50,000
	Description	Funds will be used for the construction of an affordable home at 26 Reid St.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 home will be constructed
	Location Description	26 Reid St, Charleston, SC
	Planned Activities	Housing Construction
20	Project Name	Military Community Connection of SC
	Target Area	Community Development Target Area
	Goals Supported	Increase Capacity of Housing and Service Providers
	Needs Addressed	Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$24,593
	Description	Funds will be utilized for services at the Navigation Center. Public Service
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 organization will be supported

	Location Description	City of Charleston, SC
	Planned Activities	
21	Project Name	Palmetto Community Action Partnership (PCAP)
	Target Area	Community Development Target Area
	Goals Supported	Increase and Improve the Supply of Rental Housing
	Needs Addressed	Improve Affordable Housing Options Improved Capacity of Housing & Service Providers
	Funding	HOME: \$50,000
	Description	Funds will be utilized to construct new affordable rental units in the City of Charleston.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1-2 rental homes are estimated to be constructed.
	Location Description	City of Charleston, SC
	Planned Activities	Rental Housing Development
22	Project Name	Warming Shelter Operations
	Target Area	Community Development Target Area
	Goals Supported	Provide Special Needs Housing Opportunities
	Needs Addressed	Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$10,000
	Description	Funds will be used to support a warming shelter in the City of Charleston, Public Service
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 families are estimated to be assisted
	Location Description	City of Charleston, SC
	Planned Activities	Warming shelter operations
23	Project Name	CARES Act CDBG (CDBG-CV)

	Target Area	Community Development Target Area
	Goals Supported	Decrease Cost Burden Households Reduce Overcrowding & Boost Housing Accommodations Provide Special Needs Housing Opportunities Promote Fair Housing Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options Expanded Economic Opportunities Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	CDBG-CV: \$488,628
	Description	Funds will be used to for the administration of COVID-19 programs (\$24,431), homelessness prevention (\$132,099) and to assist those experiencing homelessness (\$332,098).
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 persons will be assisted
	Location Description	City of Charleston
	Planned Activities	Homeless prevention funds will be utilized to support homeless prevention programs administered by non profit service providers; the City released applications for non profit organizations to apply for \$132,099 in CDBG-CV; it is anticipated that five organizations will be subrecipients of homeless prevention funds. \$332,098 in CDBG-CV funds will be utilized to assist homeless persons with lodging, transportation and related expenses due to COVID-19 and \$24,431 will be used for the City's Administration of CDBG COVID-19.
24	Project Name	CARES ACT HOPWA Palmetto Community Care dba Lowcountry AIDS Services
	Target Area	Community Development Target Area
	Goals Supported	Provide Special Needs Housing Opportunities
	Needs Addressed	Improve Affordable Housing Options Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	HOPWA-CV: \$59,443

	Description	Funds will be utilized to assist homeless persons or those who are in danger of homelessness living with HIV or AIDS with Rental, Mortgage and Utility Assistance due to COVID-19. Program Administration costs equal \$5,944.30 and direct assistance to HOPWA beneficiaries equal \$53,498.70.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 persons living with HIV/AIDS affected by COVID-19 will be assisted.
	Location Description	Charleston, North Charleston, MSA
	Planned Activities	Funds will be utilized to assist homeless persons or those who are in danger of homelessness living with HIV or AIDS with Rental, Mortgage and Utility Assistance due to COVID-19. Program Administration costs equal \$5,944.30 and direct assistance to HOPWA beneficiaries equal \$53,498.70.
25	Project Name	CDBG and HOME Program Administration
	Target Area	Community Development Target Area
	Goals Supported	Provide Homebuyer Opportunities Assist Homeowners with Needed Housing Repairs Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options Expanded Economic Opportunities Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	CDBG: \$75,000 HOME: \$53,600
	Description	Funds will be used to administer the City of Charleston's CDBG and HOME program.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Over 3000 households are estimated to be assisted
	Location Description	City of Charleston
	Planned Activities	Administration of HUD programs

26	Project Name	2020-2021 Grantee HOPWA Administration
	Target Area	Community Development Target Area
	Goals Supported	Provide Special Needs Housing Opportunities Increase Capacity of Housing and Service Providers
	Needs Addressed	Improve Affordable Housing Options Suitable Living Environments
	Funding	HOPWA: \$24,507
	Description	Funds will be used to administer the City's HOPWA program.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Over 1000 persons will be assisted through the City's HOPWA Project Sponsors
	Location Description	Charleston, North Charleston, MSA
	Planned Activities	HOPWA Administration
27	Project Name	CARES ACT HOPWA Roper St. Francis Healthcare (Ryan White Wellness Center)
	Target Area	
	Goals Supported	Increase Special Needs Housing Opportunities
	Needs Addressed	Suitable Living Environments Improved Capacity of Housing & Service Providers
	Funding	HOPWA-CV: \$59,443
	Description	Funds will be utilized to assist homeless persons or those who are in danger of homelessness living with HIV or AIDS with Rental, Mortgage and Utility Assistance due to COVID-19. Program Administration costs equal \$5,944.30 and direct assistance to HOPWA beneficiaries equal \$53,498.70.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 persons living with HIV/AIDS affected by COVID-19 will be assisted.
	Location Description	Charleston, North Charleston, MSA

	Planned Activities	Funds will be utilized to assist homeless persons or those who are in danger of homelessness living with HIV or AIDS with Rental, Mortgage and Utility Assistance due to COVID-19. Program Administration costs equal \$5,944.30 and direct assistance to HOPWA beneficiaries equal \$53,498.70.
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AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be directed in specific low- to moderate- income neighborhoods in City of Charleston limits that are former renewal communities and Community Development Target Areas.

Geographic Distribution

Target Area	Percentage of Funds
Community Development Target Area	100

Table 61 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Charleston awards grant funds to support housing and community development activities in the City of Charleston. 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.

Discussion

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Charleston is committed to supporting the development of affordable housing and preserving the existing housing stock for low- and moderate-income families.

Fostering Affordable Housing for Homeownership - The City's Homeownership Initiative, a program which targets first-time homebuyers earning up to 120% of the Area Median Income, transfers infill lots and abandoned, blighted structures to non-profit and for-profit developers for construction and rehabilitation/redevelopment. Developers may apply to the City for CDBG and/or HOME funds to facilitate the construction and redevelopment of those properties. Qualified homebuyers receive subsidies to assist with the purchases and restrictive covenants govern the resale and long-term affordability.

The City also partners with private developers to secure affordable homeownership homes in larger, market-rate developments. This is accomplished through the utilization of special zoning ordinances, variances and infrastructure subsidies. The Mixed Use-II (MU-II) guidelines require developers to provide a maximum of 15 percent affordable/workforce housing.

Maintaining Affordable Housing for Homeownership - The City maintains existing affordable housing through its owner-occupied Substantial Rehabilitation and Roof Replacement programs. These home maintenance programs provide low-interest, repayable loans to qualified homeowners.

Fostering Affordable Rental Housing - Non-profit developers providing rental housing may secure funding from the City as part of their Low Income Housing Tax Credit (LIHTC) financing package. Private developers can partner with the City and utilize the zoning ordinances and variances to meet the City's requirement of 15% minimum affordable homes in large developments. Infrastructure subsidies are made available, if the budget allows.

Maintaining Affordable Rental Housing - In the 2020 - 2021 budget, the City of Charleston allocated funding to restart its rental rehabilitation program. The City will continue to partner with for-profit and nonprofit housing developers assist to restore declining properties.

All rental housing developments funded by the City are subject to annual monitoring as dictated by the U.S. Department of Housing and Urban Development guidelines to ensure compliance.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	200

One Year Goals for the Number of Households to be Supported	
Special-Needs	600
Total	1,100

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	950
The Production of New Units	100
Rehab of Existing Units	45
Acquisition of Existing Units	5
Total	1,100

Table 63 - One Year Goals for Affordable Housing by Support Type
Discussion

The City also supports the progress of organizations that facilitate affordable housing by providing funding and technical assistance. The South Carolina Community Loan Fund (SCCLF) formerly the Lowcountry Housing Trust, a non-profit organization designated as a Community Development Financial Institution (CDFI), was founded by the City and has received multi-year funding for their programs. Their mission is to finance affordable housing, healthy food retail, community businesses and community facilities in the state of South Carolina. SCCLF also provides down-payment assistance to first time homebuyers as funding is available.

Nonprofit developers participating in the City’s Homeownership Initiative receive multi-year funding and technical support for their development efforts. Such organizations include P.A.S.T.O.R.S., Inc., South Carolina Episcopal Diocese Community Housing Development Organization (EDCHDO), Human Services Commission, and Sea Island Habitat for Humanity and Humanities Foundation.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Charleston (CHA) remains one of the top performing public housing authorities in the country. Its mission remains the same as it was at the time of its origination in 1935: to provide decent, affordable, safe and sanitary housing for citizens of low and moderate incomes.

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

In addition to providing rental assistance vouchers, the Housing Choice Voucher (HCV) Office is also responsible for the administration of a number of programs that provide assistance to their clientele as noted below:

Veterans Affairs Supportive Housing

The Veterans Affairs Supportive Housing (VASH) Program combines HCV rental assistance with case management and clinical services provided by the Department of Veterans Affairs (VA) as a means of assisting homeless veterans. CHA currently has funding to assist 207 veterans with VASH vouchers.

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Homeownership Program

The HCV Homeownership Program is open to first-time home buyers who meet the qualifications set forth by the Department of Housing and Urban Development (HUD). Those who qualify are entitled to a monthly subsidy amount which goes towards the purchase price of their home. Currently, CHA has 11 participants in its Homeownership Program.

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Project-Based Vouchers

In addition to the previously-mentioned number of tenant-based vouchers, CHA also funds 12 project-based sites, the subsidy itself being tied to specified apartments situated in the Johns Island area.

Family Self-Sufficiency

As part of their Family Self-Sufficiency (FSS) Program, CHA works with governmental agencies, schools, businesses, and other local partners to develop comprehensive programs that give FSS participants the education, skills and experience that will enable them to obtain employment that pays a living wage and alleviate the need for their continued participation in government-sponsored assistance programs. CHA currently has 56 participants in its FSS Program. While HUD failed to fund this program for calendar year

2014, the Housing Authority is underwriting the cost of this important program.

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

No specific activities are planned at this time.

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

Not applicable.

Discussion

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Through the City's housing and community development programs, the City seeks to meet the needs of persons who are homeless at-risk of homelessness and or have special needs. Partnering with the local Continuum of Care and other service providers is vital to meeting the needs of this population.

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

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

As a part of the Zero 2016 project, the Low Country Homeless Coalition has implemented the use of a common assessment for homeless services which outreach teams will use during outreach to help unsheltered homeless persons better access housing services.

Addressing the emergency shelter and transitional housing needs of homeless persons

One80 Place has a new focus on quickly housing their guests in the community, thereby increasing the turnover of shelter beds, allowing more individuals and families access these services. A number of faith-based organizations are also providing shelters that enable homeless persons to have a place to sleep for twenty-four hours during severe warm or cold weather patterns.

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

One80 Place and Family Services both provide rapid re-housing financial services to help individuals and families get back into housing quickly. Family Services offers Permanent Supportive Housing for chronically homeless individuals (though these beds are not located in the City). Charleston Trident Urban League and Family Services both offer homeless prevention services to help families stay in their current housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Charleston Trident Urban League and Family Services both offer homeless prevention services to help families stay in their current housing. These can certainly help those persons who are exiting institutions of care. Alston Wilkes Society helps with discharge planning for persons exiting corrections facilities.

Discussion

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AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	365
Tenant-based rental assistance	40
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	405

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The provision of safe, decent affordable housing is one of the greatest challenges facing the City of Charleston, its development partners, and many jurisdictions across the State and Nation. The City of Charleston is attempting to meet this challenge by providing financial and technical support to nonprofit housing developers, partnering with the private sector to develop mixed-income, mixed-use communities and encouraging the use of zoning designation that provide increased density in exchange for affordable apartments or condominiums.

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

- Continuing to administer the Homeowner Rehabilitation Program,
- Providing down payment assistance,
- Advocating for zoning changes to enhance affordable housing development,
- Securing future funding for affordable housing and services,
- Supporting the administration of rental, mortgage and utility assistance programs
- Evaluating or assessing housing design to determine how lower costs per square foot can be achieved.
- The City will more actively market homebuyer assistance programs to minority families and individuals.

Discussion:

Two factors contribute to the City of Charleston's affordable housing problem. 1) a household's ability to afford housing based on its income and 2) the price of housing. In response, the City is aggressively employing activities intended to foster the development of affordable housing for low-to moderate-income families and individuals as noted previously.

AP-85 Other Actions – 91.220(k)

Introduction:

The city currently provides a variety of services to the residents of Charleston some funded by CDBG, HOME, and HOPWA allocations, with private and State funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the State or subgrantees or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

Through the City's housing and community development programs, the City seeks to meet underserved needs. A particular need in the City of Charleston is financial assistance to persons who are homeless or who are at-risk of becoming homeless. The City addresses this need by providing Enston HOME funds to nonprofit organizations serving households forty-five years of age and older. The criteria for the program is established by the Enston Home Endowment and administered by the City of Charleston. The city also funds programs through the use of CDBG funds.

Actions planned to foster and maintain affordable housing

The City will implement its First Time Homebuyer Initiative and will continue to work with Faith-based partners to supplement rental housing development throughout the jurisdiction.

Actions planned to reduce lead-based paint hazards

Lead-based paint testing will continue to be a requirement of all housing rehabilitation activities carried out by the City and/or its partners. The City (or its partners) will continue to conduct risk assessments which identify lead-based paint hazards. When hazards are identified, the City (or its partners) will implement interim control measures.

Actions planned to reduce the number of poverty-level families

Specific actions the City will take this program year are as follows:

- (1) Through the use of collaborative partnerships provide additional and improved housing by engaging in the rehabilitation and creation of housing;
- (2) Support the Greater Charleston Empowerment Corporation's Employment Training Program.
- (3) Provide educational enrichment opportunities through Charleston Promise Neighborhood to children of lower-income families, encouraging these children to enjoy learning and to continue

pursuing higher education;

(4) Provide persons who are at risk of becoming homeless with rental, mortgage and/ or utility assistance through non-profit partners funded for that purpose;

(5) Provide financial literacy training (including homeownership education and counseling) in low-wealth communities to encourage the creation and retention of wealth through property ownership.

(6) Partner with the City of Charleston's Minority Business Enterprise Office and other entities to recruit and train businesses to the CD target area.

Actions planned to develop institutional structure

The City of Charleston's Department of Housing and Community Development (HCD) is one of thirteen departments under the direction of The Honorable, John J. Tecklenburg. Mayor Tecklenburg was re-elected for a second term in 2019. As his predecessor, Joseph P. Riley, the Mayor continues to enhance interdepartmental relationships by improving internal and external customer service and transparency. The Department of HCD continues to improve its processes and programs by participating in HUD-sponsored training and other training activities that will increase our capacity to deliver superior service to low- and moderate-income citizens in the City of Charleston. The number of clients serviced under each program has increased and, in most cases, has exceeded the annual goal established in the City's Consolidated Plan. The Department is also building its capacity by continuing to partner with nonprofit and for-profit housing providers, as well as, engaging professional services when necessary to ensure that the needs of the community are being addressed. The Department of Housing and Community Development is fortunate to have a number of Boards and Commissions, appointed by the Mayor and approved by City Council to assist it in making funding decisions and meeting the needs of the community. The Boards and Commissions actively engaged in the programs are the Redevelopment and Preservation Commission, the Community Development Advisory Committee, the Homeownership Initiative Commission and the Community Development Committee of City Council.

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

The City encourages improved communication and coordination between housing and service providers by continuing to participate in the Lowcountry Continuum of Care Partnership as well as the Coalition on Affordable Housing and by initiating and coordinating public meetings as issues are identified and require coordinated actions. The City also conducts annual technical training for organizations who are awarded funding. The annual meetings provide the opportunity for entities to become familiar with the requirements of the grant program(s) as well as the mission and goals of organizations within the City of Charleston.

Discussion:

Intentionally left blank

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following items provide responses for additional regulatory requirements for the CDBG & HOME programs. 2020 CARES Act activities implemented by the City of Charleston are included in the discussion section below.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	200,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	200,000

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

As an Entitlement City, each year the City of Charleston receives federal funding through the United States Department of Housing and Urban Development. Funded programs include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). Other funding sources pursued independently include; Special Economic Development Initiative, Lead Based Paint, Brownfields Grants, Shelter Plus Care Grant and Enston Home funds, Neighborhood Initiative Program (NIP) funding as well as Neighborhood Stabilization Program (NSP) funding. These and other federal and state programs applied for by the City are utilized to fund programs that serve the citizens of Charleston providing housing, community and economic development opportunities. The funds are also used to support the attainment of the goals and objectives outlined in the City's Consolidated Plan in accordance with the yearly Annual Action Plan. The amount of funding received by the City of Charleston determines the amount of funding allocated to City funded projects and to area organizations to meet the needs outlined in the Consolidated Plan and the Annual Action Plans. Due to the overwhelming need for affordable housing for the past five years, applications which support the City's Homeownership Initiative, the creation of affordable housing or housing related activities were given the highest priority.

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

To secure its investment in the properties during the affordability period, the City uses resale provisions, the details of which are outlined below. If the home is sold at any time during the affordability period, the new owner(s) must meet the eligibility requirements of the HOME program including, but not limited to being a first-time homebuyer earning no more than eighty percent (80%) of the Area Median Income, and occupying the home as his/her principal residence. To meet the HOME Program requirement for long-term affordability, resale of HOME-assisted properties will be restricted to income-eligible buyers within the affordability period.

It is the policy of the City of Charleston that the affordability period for homeownership properties assisted through HOME funds shall be ten years except where the subsidy is equal to or exceeds \$40,000 and then the affordability period is fifteen years. In the event of a sale of the property or transfer during the affordability period, the City will require that the home be sold to another qualified buyer.

To meet the HOME requirement that the home be used exclusively as the principal residence of the initial and any subsequent buyer, the City and/or the non-profit organization carrying out the program will use deed restrictions to require that the home is not rented, transferred, or converted

to another use.

The resale provisions, including the 10-year period of affordability or where applicable the 15-year period of affordability, will be enforced through deed restrictions placed on the home at the time of the initial purchase, and on each subsequent deed until the period of affordability has concluded (provided there is no subsequent addition of HOME funds). These restrictions shall stipulate that the City has a first right of refusal on the property.

In the event of sale by the original buyer during the affordability subsidy period, the owner is entitled to a fair return on investment. Fair return is defined as the homeowner's investment, which is the sum of dollars invested for capital improvements, down payment, and loan principal repayments. If the property appreciates and additional net proceeds are available, the homeowner will also be entitled to a portion of the appreciation in equity. The percentage of equity appreciation to be returned to the homeowner will be equal to the following ratio – (homeowner investment) / (homeowner investment plus *City HOME Investment*). The *City HOME Investment* is defined as the amount of grant funds or subsidy invested in the project to ensure or enhance affordability.

If, at the time of resale, the value of the property is higher than the amount that a qualified buyer can afford, additional City subsidy may be required to ensure that (1) the house is affordable to the qualified buyer and (2) the original buyer receives a fair return on investment. The City may also choose to exercise its right of refusal if the subsidy needed to keep the home affordable is disproportionately large.

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

The City of Charleston places a 30-year deed restriction on rental developments (acquisition and new construction) when HOME funds are invested in the project. Typically, only HOME funds are utilized for rental projects; CDBG or other funds are rarely used.

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

No funding will be utilized to refinance existing debt.

The Department of HUD has provided a special award to the City of Charleston in Community Development Block Grant (CDBG) and Housing Opportunities for Persons with AIDS (HOPWA) funds as a result of the COVID-19 pandemic. These allocations were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed March 27, 2020. CDBG-CV funding was awarded in the amount of 488,628 and HOPWA-CV funds in the amount of \$118,886. CDBG-CV funds will be used for homeless prevention (rent, mortgage & utility assistance) and to assist those who are currently homeless with housing and transportation assistance. HOPWA-CV funding will be provided to the City's existing Project Sponsors. The funding was split equally between the two organizations.

Attachments

AFIDAVIT
OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising Clerk of the above indicated newspaper published in the City of Charleston, County and State aforesaid, who, being duly sworn, says that the advertisement of

copy attached

appeared in the issues of said newspaper

on the following day(s): 4/18/20

Subscribed and sworn to

before me this 21st day

of April

A.D. 2020

James Dale

NOTARY PUBLIC, SC

My Commission expires Sept. 24, 2023

Public Notice

The Department of HUD has awarded a special award to the City of Charleston in Community Development Block Grant (CDBG) and Housing Opportunities for Persons with AIDS (HOPWA) funds as a result of the COVID-19 pandemic. These allocations were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed March 27, 2020. CDBG-CO funding was awarded in the amount of \$60,000 and HOPWA-CO funds in the amount of \$18,000. The funds will be used to address the needs in the City's 2020 Consolidated Plan and 2020-2021 Annual Action Plan. The award will be used for the following purposes:

id.	Project Name	US HUD/CDBG/ HOPWA	Project Description	Location (City/County)	CDBG-11 (CDBG-CO) Amount
1	COVID-19 Housing Assistance	21CDBG-CO Housing Assistance	Funds will be utilized to support the identification of the City of Charleston's COVID-19 response.	City of Charleston	\$50,000
2	COVID-19 Housing Assistance	21CDBG-CO Housing Assistance	Funds will be utilized to support the identification of the City of Charleston's COVID-19 response.	City of Charleston	\$10,000
3	COVID-19 Housing Assistance	21CDBG-CO Housing Assistance	Funds will be utilized to support the identification of the City of Charleston's COVID-19 response.	City of Charleston	\$18,000
Total Award					\$78,000

id.	Project Name	Project Description	Amount of CDBG-CO	CDBG-11 (CDBG-CO) Amount
1	Housing Assistance	Funds will be utilized to support the identification of the City of Charleston's COVID-19 response.	\$50,000	\$50,000
2	Housing Assistance	Funds will be utilized to support the identification of the City of Charleston's COVID-19 response.	\$10,000	\$10,000
3	Housing Assistance	Funds will be utilized to support the identification of the City of Charleston's COVID-19 response.	\$18,000	\$18,000
Total Award				\$78,000

Any member of the public interested in providing written comments may forward them to Dennis Steve Johnson, Director, Department of Housing and Community Development, 76 Calhoun Street, Suite

Public Notice

The Department of HUD has provided a special award to the City of Charleston in Community Development Block Grant (CDBG) and Housing Opportunities for Persons with AIDS (HOPWA) funds as a result of the COVID-19 pandemic. These allocations were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed March 27, 2020. CDBG-CU funding was awarded in the amount of 488,826 and HOPWA-CU funds in the amount of \$118,886. The funds will be used to address the goals in the City's 2020 Consolidated Plan and 2020-2021 Annual Action Plan. The award will be used for the following purposes:

NO.	Project Name	HUD Federal Object Code	Project Description	Location/Service Area	CDBG-19 CDBG Award Amount
1	CDBG COVID-19 Program Administration	2-91-General Program Administration	Funds will be utilized to assist in the administration of the City of Charleston's CDBG COVID-19 Program.	City of Charleston	\$34,404
2	CDBG-19 Housing Assistance for persons experiencing homelessness	062-Other Public Services	Funds will be utilized to assist homeless persons with ongoing transportation and related expenses due to COVID-19.	City of Charleston	\$220,000
3	CDBG-19 Homelessness Prevention	100- Housing Support Activities, including Disaster Assistance	Funds will be utilized to support homeless prevention activities, including rent and utility assistance, for persons affected by COVID-19.	City of Charleston	\$134,422
Total Award					\$388,826

NO.	Project Name	Federal Title	Project Description	Location/Service Area	HOPWA CDBG-19 Award Amount
1	Fairfax Community Care	HOPWA COVID-19 Program	Funds will be utilized to assist homeless persons of Fairfax who are in danger of homelessness due to COVID-19. Housing and utility assistance will be provided to COVID-19.	Fairfax, Charleston, Charleston County or the Metropolitan Statistical Area (MSA)	\$20,417
2	Fairfax Family Health Center	HOPWA COVID-19 Program	Funds will be utilized to assist homeless persons of Fairfax who are in danger of homelessness due to COVID-19. Housing and utility assistance will be provided to COVID-19.	Fairfax, Charleston, Charleston County or the Metropolitan Statistical Area (MSA)	\$98,469
Total Awarded					\$118,886

Any members of the public interested in providing written comments may forward them to Geona Shaw Johnson, Director, Department of Housing and Community Development, 75 Calhoun Street, Suite 3200 City of Charleston, South Carolina 29401 or via the City of Charleston's website at <https://www.charleston-sc.gov/2368/23820-Consolidated-Plan-and-Analysis-cf-1>. Comments will be received until April 24, 2020.

CDB-1881842-1

No public comments were received for the City of Charleston 2020-2024 Consolidated Plan (03/08/2020) Public Notice or the Public Notice for CDBG and HOPWA CARES ACT funding (04/18/2020).

City of Charleston Citizen Participation Plan

General Applicability

The Citizen Participation Plan for the City of Charleston shall be applicable to the Community Development Block Grant (CDBG) Program, the Home Investment Partnerships (HOME) Program and the Housing Opportunities for Persons with Aids (HOPWA) Programs administered by the Department of Housing and Community Development; Consolidated Submission for Community Planning and Development Programs; Final Rule (24 CFR Part 91, et al.).

It is also applicable to special awards to the City of Charleston in Community Development Block Grant (CDBG) and Housing Opportunities for Persons with AIDS (HOPWA) funds as a result of the COVID-19 pandemic. These allocations were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed March 27, 2020.

Summary

Entitlement City Process

As an Entitlement City, each year the City of Charleston receives federal funding through the United States Department of Housing and Urban Development (HUD). Funded programs include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) grant. Other funding sources pursued independently include; the Shelter Plus Care Grant and Enston Home funds. These and other federal programs applied for by the City are utilized to fund programs that serve the citizens of Charleston providing housing, community and economic development opportunities.

The funds are also used to support the attainment of the goals and objectives outlined in the City's Consolidated Plan in accordance with the yearly Annual Action Plan. The amount of funding received by the City of Charleston determines the amount of funding allocated to City funded projects and to area organizations to meet the needs outlined in the Consolidated Plan and the Annual Action Plans. Due to the overwhelming need for affordable housing for the past five years, applications which support the City's Homeownership Initiative, the creation of affordable housing or housing related activities were given the highest priority.

Each year, HUD awards funds to the City of Charleston. The City of Charleston conducts an annual grant application process for organizations providing services to City of Charleston residents. For-profit organizations can also request funding to support specific programs that promote and enhance goals outlined in the Consolidated Plan. Requests for Applications are announced and advertised through local newspapers and via the City's website. Funding amount varies from year to year and the date of application availability may vary, but primarily occurs at the beginning of November with the applications being due at the beginning of January of the subsequent year. Instructions, restrictions, limitations and program priorities are outlined in each

year's application packet. Each year changes are made to improve the application and application process.

Introduction

The involvement of citizens of the City of Charleston in Community Development Programs is not only a requirement, but also a crucial part of determining needs and objectives for the program. Therefore, the City has formulated a Citizen Participation Plan to serve as a guide for obtaining citizen input and involving residents, especially low and moderate-income residents, who may derive some benefit from the community development programs.

The City of Charleston is aware of a changing environment that requires new ways of doing business. A new, more collaborative style of decision-making is not only required, but results in better decisions. Problems are increasingly complex, expensive to address, and require multifaceted solutions. Collaboration has the highest potential for building long-term and well-supported solutions. While it can be time consuming, drawing upon the knowledge and skills of talented individuals is indispensable and will enable the City to derive maximize benefits from the process.

Improved processes within local government structures can lend to improved collaboration and decision making. A collaborative government can serve as the leader and partner in developing long-term solutions to problems. This requires a serious commitment from everyone involved in the process to embrace the change toward collaborative decision making and learning how to make it work.

In developing the 5-year Consolidated Plan and subsequent annual updates, the City of Charleston is guided by two leading principles:

- *Customer Service*: provide the best, most streamlined and comprehensive programs that focus on the most critical needs of the persons we assist.
- *Comprehensive Approach*: achieve empowerment of individuals and families while ensuring long-term community independence.

Inherent in these principles is extensive, relevant, and ongoing citizen participation. The City of Charleston believes it is essential to have widespread, meaningful participation throughout the planning process to ensure genuine community "ownership" of the plan.

As part of the most recent Annual Action Plan and when preparing for the 2015-2020 Consolidated Plan, the City of Charleston updated the Citizen Participation Plan. Its purpose is to ensure all citizens, especially low and moderate-income citizens, have ample opportunity to provide input in the development of the Consolidated Plan and the Annual Action Plan updates.

Encouraging Public Participation

Citizen participation is a critical part of community development planning, preparation and implementation. It is the City of Charleston's desire to encourage all residents, especially those

living in low and moderate- income neighborhoods, to participate in its planning process. Additionally, non-profit and for-profit organizations, government agencies, and community stakeholders have an opportunity to participate in the planning process.

To encourage the participation of residents of public and supportive housing developments, information and meeting notices are distributed directly to public and supportive housing agencies. Informative presentations and public meetings during the planning process are conducted in neighborhood facilities throughout the community, at times and locations convenient to the public, particularly actual and potential beneficiaries.

Notice of funding availability is made through advertisements in local newspapers and flyers to local agencies and organizations. The public is encouraged to review the draft plan and provide comments.

Details of the public participation process for each Plan, Plan Amendment, and Performance Report are included in the final version of each document.

Essential Elements of the Citizen Participation Plan

Participation: Planning processes are designed to encourage and facilitate citizen participation, especially by the low, very low, and extremely low-income households and those with mobility, visual, and hearing impairments.

Access to Meetings: Citizens are given timely notice of upcoming meetings and opportunities to review information. Notices are posted in such a manner to ensure widespread distribution.

Access to Information: Citizens are given ample opportunity to receive relevant information, review documents, and submit their comments for consideration. Information is forwarded to churches and other community based organizations as well as placed in the public library branches throughout the city.

Technical Assistance: Technical assistance is provided to any resident that requests assistance in developing proposals for the Consolidated Plan submission.

Public Meetings: Public meeting locations are convenient for people who might benefit from programs and funds resulting from the Consolidated Plan. The meetings are intended to obtain views from citizens, public agencies, and other interested parties in response to proposals and comments throughout the Consolidated Plan planning process. Meeting locations are handicapped accessible and publicized in several local newspapers and neighborhood associations.

Amendments to the Annual Action Plan and the Consolidated Plan:

HUD requires the City of Charleston to amend its approved Five-Year Consolidated Plan and or One-Year Annual Action Plan under certain circumstances. The circumstances are as follows:

1. The City decides not to implement an activity which was contained in the Consolidated Plan or Annual Action Plan, or
2. The City decides to implement a new CDBG or HOME activity which was not proposed in the Consolidated Plan or Annual Action Plan, or
3. The City decides to make substantial changes in the nature or scope of a new activity or.
4. The City determines the transfer from one activity to another exceeds 10 percent of the current years' CDBG, HOME or HOPWA budget; an amendment to the Consolidated Plan or Annual Action will be required.
5. Budget transfers within accounts of the same project budget are not considered substantial and do not require public notice. Budget transfers (**less than 10 percent of the current year's Community Development Budget**) from one project budget or project code to another project budget or code are not considered substantial and do not require public notice.

Prior to making any substantial changes of this type, the City will provide public notice and receive public comments for 30 days. After considering any public comments received in writing or orally, the Director of Housing and Community Development will request approval of amendments by the Mayor and City Council. Once changes have been adopted, the City will submit to HUD, a description of the changes adopted. A summary of any public comments or views received and a summary of any comments or views not accepted and the reasons, shall be attached to the substantial amendment of the Consolidated Plan. The letter advising HUD of the change will include documentation evidencing the required approvals from the Mayor and City Council. Any project or activity subject to the Department of Housing and Urban Development Environmental Review Procedure for public notices will be exempt from the public notification process described herein.

Note- HUD Memo: Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19. The 30-day minimum for the required public comment period is waived for substantial amendments, provided that no less than 5 days are provided for public comments on each substantial amendment. The waiver is available through the end of the recipient's 2020 program year. Any recipient wishing to undertake further amendments to prior year plans following the 2020 program year can do so during the development of its FY 2021 Annual Action Plan.

I. Citizen Participation Opportunities:

A. Department of Housing and Community Development

The Department of Housing and Community Development (DHCD) is responsible for the development of and updates to the Citizen Participation Plan. DHCD also maintains all required records and reports available for public review. Records are kept and made available which show racial and income data as well as beneficiaries of CDBG funded activities.

Housing and Community Development staff and other city staff, attempt on an ongoing basis, to encourage participation by all citizens with special emphasis on persons of low to moderate incomes and residents of slum and blighted areas in the community.

The Department of Housing and Community Development has developed a formal process for soliciting the maximum amount of citizens' input into the comprehensive housing and neighborhood planning process. With regard to the five-year Consolidated Plan, public hearings and various meetings are conducted prior to the formulation of the plan. The public is also afforded 30 days to comment on the contents of the Consolidated Plan. Citizen comments are then summarized and included in the Consolidated Plan document.

Requests for Funding:

The Department of Housing and Community Development requests that applicants apply for funds to provide services to the community related to the goals outlined in the Consolidated Plan and that promotes the Annual Action Plan's objectives. Requests for funding to the City for federal funds require that specific regulations and guidelines be followed in consideration for an allocation of funds. Funding is awarded based on compliance with Title I of the Housing and Community Development Act of 1974, 24 CFR 570, completeness of the proposal, program evaluation, and a five-step evaluation process. The approval process includes review and recommendations by staff, the Community Development Citizens Advisory Group, which makes final recommendations to the Community Development Committee of City Council. Final recommendations are then presented at City Council for approval.

Components of the funding application and guide include:

- Application Deadline
- Federal regulation guidelines specific to the funding program
- Application requirements
- Program requirements
- Consolidated Plan Goals and Objectives
- Application for funding and instructions
- Request for required attachments
- Evaluation Criteria
- Proposed Sample Budget Outline

Detailed policies and procedures for funding requests are attached as **Appendix A**.

Annual Action Plan

In developing the *Annual Action Plan*, residents are afforded ample opportunities to express their opinion and to have input into the development of the plan. A public hearing is held to discuss previous year's activities and accomplishments as well as to identify existing conditions and needs.

Proposed plan objectives are advertised prior to submittal to City Council. Citizen comments are included, where feasible, and the final plan is submitted to the Department of Housing and Urban Development. In addition, program objectives are aimed at the elimination of identified slum and blighted conditions and at needs identified through the Consolidated Plan process. These priorities are determined according to the Consolidated Plan requirements and regulation with the maximum possible resident involvement.

Consolidated Annual Performance and Evaluation Report (CAPER)

The Consolidated Annual Performance and Evaluation Report (CAPER) provides an excellent tool for the City of Charleston's Department of Housing and Community Development to evaluate its program performance on an annual basis. The CAPER also measures how the annual goals are being accomplished in relation to the five year objectives outlined in the Con Plan. It also provides opportunities to critique the initiatives implemented and supported by the City, to include; affirmatively furthering fair housing, affordable housing, the Continuum of Care, and all other actions indicated in the Consolidated Plan and Annual Action Plan. There is a citizen participation component to the CAPER in which citizens are provided an opportunity to comment on the written report prior to its submission to HUD.

B. Community Development Advisory Committee

The Community Development Advisory Committee members are appointed by the Mayor and approved by City Council. The Advisory Committee consists of nine (9) citizens, two (2) City Council members and the Mayor with a total of twelve (12) members representing minorities, the elderly, handicapped, and low and moderate income groups as well as residents of CDBG target areas. The committee assists in directing the planning and implementation of the City's Housing and Community Development programs. They also play a critical role in awarding Housing and Community Development funds to eligible and competent organizations to carry out goals outlined in the Consolidated Plan. They are responsible for providing a fair and equitable review process for all funding requests and making appropriate recommendations to staff and City Council for allocation of federal funds. The Committee's decisions are guided by the applicant's compliance with Title I of the Housing and Community Development Act of 1974, 24 CFR 570, their ability to meet goals and objectives outlined in the Consolidated Plan and the overall quality of the application based on an established evaluation criteria. The Community Development Advisory Committee Guidelines for proposal review are attached as **Appendix B** to this document. These guidelines outline Committee roles and responsibilities and provide

them with a regulated evaluation and review process to ensure program compliance and equitable selection.

During the application process, the committee must review and vote on final recommendations for the year's funding round. The Committee also has an excellent understanding of community development and housing needs and provides essential feedback in assisting in establishing the annual and long-term goals and objectives.

C. Homeownership Initiative Commission (HIC)

The Homeownership Initiative Commission (HIC) is a nine-member Commission appointed by the Mayor with the approval of Charleston City Council. The HIC advises the Mayor, City Council and the Department of Housing and Community Development as to appropriate policies and procedures for implementing the City of Charleston's Homeownership Initiative (HI) Program.

D. Neighborhood Associations

One strategy that is utilized to reach residents is participation or attendance at the neighborhood council meetings. The City of Charleston has very active neighborhood associations and they serve as an excellent venue for obtaining citizens input and making residents aware of programs. In addition to the Department of Housing and Community Development, the City's Neighborhood Services Division is also instrumental in organizing and building capacity throughout Charleston's neighborhoods.

Target neighborhoods where participation is strongly encouraged include the Eastside, North Central, Westside, Silverhill/ Magnolia, Rosemont, Ardmore/Shorewood, Maryville, Ashleyville and all other Community Development Target neighborhoods. Staff members attend various meetings in these and other areas to disseminate information about the programs and to ascertain the needs of the residents in these neighborhoods. Neighborhood presidents and leaders are also contacted for input on new programs, changes to programs or other areas deemed in need of such input.

E. Redevelopment and Preservation Commission

The Redevelopment and Preservation Commission is comprised of 12 members, consisting of the Mayor and the 11 members that he appoints, subject to the approval of the City Council. Two are members of City Council. The commission advises the Mayor, City Council, and the Department of Housing and Community Development staff of appropriate goals and objectives in implementing redevelopment and preservation activities on behalf of the City of Charleston. The purpose of the redevelopment and preservation program is to assist residents in designated target area with financial assistance to renovate and rehabilitate their homes. These improvements provide for the continuation of safe, attractive, and decent housing in livable neighborhoods.

F. Community Development Committee of City Council

The Community Development Committee consists of six members of Charleston City Council and the Mayor. Their responsibility involves making recommendations to the full Council on matters pertaining to land use and development policy, municipal planning and comprehensive development planning services, urban and neighborhood redevelopment services and economic development services. The Community Development Committee is responsible for coordination with the Department of Housing and Community Development, Planning and Neighborhoods, Economic Development, the Public Works Commission, Planning and Zoning Commission, Redevelopment and Preservation Commission, Board of Adjustment, and the Economic Development Commission.

G. The Mayors' Commission on Homelessness and Affordable Housing, formerly, the Mayor's Council on Homelessness and Affordable Housing

The Mayors' Commission on Homelessness and Affordable Housing was built on the previously established, Mayor's Council on Homelessness and Affordable Housing. The Council had more than twenty years of experience advocating for housing issues at both the local and state level and has accomplished worthwhile goals and established a reputation for its success in working collaboratively, effectively, innovatively and efficiently to prevent homelessness and create affordable housing opportunities for all citizens.

The Mayors' Commission on Homelessness and Affordable Housing is currently collaborating with local, State and Federal Agencies for improved processes for persons experiencing homelessness, working to implement the Housing First Model, and is seeking additional funding that ensures the provision of affordable housing and supportive services to prevent homelessness and to assist citizens transitioning from homelessness to permanent housing

H. Continuum of Care Partnership

The Lowcountry Homeless Coalition formerly, Lowcountry Continuum of Care roster includes state and local agencies, local municipalities, banks, neighborhood groups, housing developers, funders, businesses, foundations, service providers, homeless or formerly homeless persons, and non-profit organizations. It includes those representing veterans, persons living with disabilities, persons living with mental illnesses, persons living with HIV/AIDS, and youth. The partnership was created in order to maximize the resources available to homeless residents of the Lowcountry through the development of a quality comprehensive Continuum of Care, to increase the level of self-efficiency and improve the underlying causes of homelessness. It was conceived to ensure that available services were not unnecessarily duplicated, and that outreach, assessment, emergency shelter, transitional housing, supportive services and permanent supportive housing were available to those who live in Beaufort, Berkeley, Charleston, Colleton, Dorchester, Hampton and Jasper Counties in a coordinated, seamless fashion.

The Lowcountry Homeless Coalition utilizes the Homelessness Management Information System to network with other agencies and to share client information. The system has enabled area homeless shelters and supportive service agencies to access client information through an

area database. Case managers, shelter supervisors, counselors and health administrators input data from various agencies and locations to keep an electronic file on each client that is served. The system will not only help track client's progress, but also assists in identifying those individuals who are chronically homeless and continually end up returning to shelters. HMIS is an excellent tool for homeless agencies to use for improved collaboration and to work together to better understand and track chronically homeless clients and enable them to identify areas for improvement and potential solutions to the issues related to homelessness.

I. Public Housing Partnership

The City's Housing Authority is an independent organization governed by an established Board of Commissioners. The City of Charleston and the City of Charleston Housing Authority enjoy a close relationship with similar goals. Both groups collaborate on housing projects, consult each other with new developments and share information. The city has and continues to support the Housing Authority through the funding of special projects.

J. Neighborhood Planning

The Department of Housing and Community Development, in conjunction with the Department of Planning, Preservation and Sustainability has developed a formal process for soliciting the maximum amount of citizen input into the comprehensive housing and neighborhood planning process.

Community Development staff works closely with the Planning Department to provide planning on a neighborhood-by-neighborhood basis. Neighborhood groups may request planning assistance from the Planning Department and may assist in the formulation of goals and objectives for their neighborhood. Particular areas of concern may be identified by the neighborhood residents and analyzed by the Planning and Community Development staff. A neighborhood plan may be developed which serves as a guide for redevelopment and future planning.

II. Major Principles

Citizens' participation should result in:

- Trust between government and citizens
- Informed judgment about City activities
- Face-to-face deliberation
- Decisions that reflect a thorough consideration of perspectives
- Transparent and traceable decisions with stated accountabilities
- Common understanding of issues and appreciation for complexity

Public participation is a process, which allows City government to engage the public jointly to:

- Increase understanding of issues
- Determine possible options

- Generate and explore possible compromises
- Gauge the greater public's support for various solutions

Successful citizens' participation requires:

- Genuine commitment and action by the City and its citizens to engage in a process to help make informed decisions
- A clearly defined process that identifies participant roles
- A variety of ways to participate and influence decisions
- A process planned in the appropriate timeframe to garner maximum participation and input.
- Effective communication throughout the process, including identification of the issue, disclosing rationale for one's opinions, and consideration of the merit in others' opinions
- Identifying and inviting people who are affected or interested in the issue to be a part of the process
- Ensuring appropriate time for dialog and deliberation which is an integral part of the process
- All participants work hard and listen to all issues

A. Development of Objectives

In developing the City's Consolidated Plan residents are afforded ample opportunity to express their opinions and to have input into the development of the objectives. A hearing is held to discuss previous year's activities and accomplishments as well as to identify existing conditions and needs. Proposed objectives are discussed and presented prior to submittal to City Council. Citizen comments are included, where feasible, in the final objectives submitted to the Department of Housing and Urban Development.

Meetings, Hearings and Information Dissemination

Notice of Public Hearings and Meetings

Citizens of Charleston are provided with reasonable and timely access to all meetings concerning Community Development Programs. This is achieved by publishing in the local media notices of all meetings and hearings. This notice is published at least one week prior to scheduled meetings. Ads are placed, at a minimum, in the Post and Courier and the Chronicle.

Public hearings are held to review Housing and Community Development programs and to obtain input on the needs and goals of the community. A public hearing is also held to allow funding applicants to make presentations to the Community Development Advisory Committee, City staff and citizens regarding their application and the needs of their beneficiaries. The Advisory Committee then makes recommendations to the Community Development Committee of City Council regarding the annual expenditure of funds. The Council meeting is open to the public with a citizen participation period at the beginning of the meeting.

Public hearings are held in accordance with the federal regulations when funds are reallocated to an activity originally not included as part of an annual Statement of Objectives. Hearings are a standard part of the Consolidated Plan process as well. At least one hearing is held prior to formulating the strategy and one hearing is held when needs, goals and priorities have been established.

Notice of Availability of Funds

Funding proposals are solicited from various groups, whose mission is to serve low and moderate-income citizens. Annually, Community Development Block Grants (CDBG), Home Investment Partnerships (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) funds are advertised in the local newspapers notifying the public of the availability of funds. In addition, a mailing list is maintained which allows staff to notify groups of the availability of funds. Applications are available upon request to groups or agencies that are not on the mailing list. If assistance is needed in filling out the forms or in deciding what type of activities are eligible; Department staff will provide technical assistance.

Advertisements are also published in the local media to inform citizens of the availability of funds, request for proposals and when proposed activities are established and/or changed. All advertisements contain the Community Development Director's name, address, and phone number and give the relevant deadline for submission of proposals or comments, as applicable.

In addition, the City advertises the availability of loan and grant funds through the individual programs administered by the Redevelopment and Preservation Commission. Eligible applicants and the general public are informed of the type of program, application requirements and loan or grant terms.

Other Marketing and Information Dissemination Efforts

Other marketing and dissemination efforts are carried out to involve residents in the Programs. These efforts include, but are not limited to, marketing of rehabilitation programs using advertisements, door-to-door solicitations, neighborhood meetings and the publishing of announcements through the Department of Housing and Community Development website, invitations to and involvement of residents in community activities, other special events and workshops when they are held.

Information and records concerning the Programs and the use of funds are available upon request to any individual or group provided the viewing of such information does not violate any confidentiality or right to privacy regulations of the beneficiary. Such information includes, but is not limited to the Relocation and Anti-displacement Plan, Anti-Gentrification Plan, Environmental Reviews and the Consolidated Annual Performance and Evaluation Report.

Technical Assistance

To facilitate citizen participation, the staff and partners, if available, of the Department of Housing and Community Development are available to any neighborhood organization. Such

assistance may include information on housing conditions and neighborhood demographic information. This assistance will ensure that any such group may adequately participate in the planning, implementation, monitoring and evaluation of the Consolidated Plan. The Department of Housing and Community Development also have established policies and procedures for participating in funded programs. (See Appendix A).

In addition to advertising the availability of funds and applications, the City also maintains a mailing list, which is used in mailing applications for the various programs managed. This list contains community and neighborhood groups, which serve City of Charleston residents. In addition, applications are made available upon request to any group/agency not on that list. Applicants may request general assistance completing the application and identifying the eligible and appropriate activities.

F. Access to Public Records

Throughout the planning process, the public is provided access to data, information, and records used to develop the Consolidated Plan. The City of Charleston makes copies of all materials available that are developed for the Annual Update for at least 30 days prior to submission to HUD at 75 Calhoun Street, Suite 3200, Charleston, SC, during regular business hours.

The City of Charleston prepares a one year Action Plan summary, which is advertised so that citizens have an opportunity to comment on the Annual Action Plan's contents. In addition, the procedures for expressing comments and complaints and for requesting technical assistance are made available at public meetings.

G. Complaint Procedures

Written grievances shall be addressed to:

Geona Shaw Johnson, Director
Department of Housing and Community Development
75 Calhoun Street, Suite 3200
Charleston, SC 29401-3506

All complaints will be handled professionally, reviewed with the Administrator, and responded to in a manner, which shall attempt to resolve the issue. All citizen comments or complaints will be replied to within 15 working days after receipt. More detailed complaint procedures for the City's housing programs are available from the office upon request.

Glossary

Affordable Housing: Affordable Housing is generally defined as housing where the occupant is paying no more than 30 percent of his or her income for housing costs, including utilities.

Annual Action Plan: A plan Developed by local and state governments with the input from citizens and community groups; the Annual Action Plan serves as the vehicle which describes on an annual basis what activities will be funded under Federal, state and local programs within the current Consolidated Plan.

Citizen Participation Plan: A plan with written policies and procedures for citizen participation in the process for developing and implementing the Consolidated Plan and all of its integral components.

Community Development Block Grant (CDBG): A Federal program created under the Housing and Community Development Act of 1974. This program provides grant funds to local and state government to be used to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low-income and moderate- income residents.

Consolidated Plan: A plan developed by local and state governments with input from citizens and community groups. The Consolidated Plan serve four functions: 1) it is a planning document for each state and community, built upon public participation and input; 2) it is the application for funds under HUD's formula grant programs (CDBG, HOME, ESG, and HOPWA); 3) it identifies local priorities; and 4) it illustrates a 3-5 year strategy the jurisdiction will follow in implementing HUD programs.

Consolidated Annual Performance and Evaluation Report (CAPER): A report prepared by Entitlement Communities that is required by HUD on an annually. The document is an evaluation of the past year's performance as outlined in the Annual Action Plan.

Emergency Shelter Grant (ESG): A Federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelter, to provide essential social services to individuals, and to help prevent homelessness.

Fiscal Year: Any yearly accounting period, regardless of its relationship to a calendar year.

HOME Investment Partnership (HOME): A Federal grant program that provides funds to local governments and states for new construction, rehabilitation, acquisition of standard housing, assistance to homebuyers, and tenant- base rental assistance.

Housing Opportunities for Persons with AIDS (HOPWA): HOPWA is a grant program funded by the Department of HUD which provides assistance and supportive services to prevent homelessness of low- income persons with HIV/ AIDS and their families, and to devise long-term comprehensive strategies for meeting the housing needs of person with AIDS and their families.

Low- Income: A household whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

Public Housing Agency (PHA): An organization created by local government, which administers HUD's Low- income Public Housing Program and other HUD programs. (Housing Authority)

U.S. Department of Housing and Urban Development (HUD): The Department of Housing and Urban Development is the Federal agency responsible for national policy and programs that address America's housing needs that improves and develop the Nation's communities, and enforce fair housing laws. HUD's business is helping to create a decent home and suitable living environment for all Americans.

Appendix A

City of Charleston Housing and Community Development Department

Policies and Procedure that govern the Entitlement Funding Process

PURPOSE

The purpose of this document is to inform potential funding applicants, City of Charleston residents, various advisory committees, commissions, City Council and other interested persons of the policies and procedures that govern the application, distribution and use of the City's Entitlement funds, in particular CDBG, HOME and HOPWA funds.

BACKGROUND

Having been designated an Entitlement Community by the United States Department of Housing and Urban Development (HUD), the City of Charleston annually receives approximately \$830,624 (FY2020 funding) in CDBG funds, \$536,126 in HOME Funds (FY2020 funding) and \$ 816,925 in HOPWA funds (FY2020 funding) which must be used primarily to benefit the City of Charleston's low to moderate income residents. HUD defines a low to moderate-income person as having an income no greater than 80% of the Area Median Income (AMI) for Charleston County. To be considered low to moderate income, a family of four in Charleston cannot earn more than \$62,300 (FY2019) per year. This figure is adjusted annually and is based on family size.

The Community Development Block Grant program originally replaced a number of categorical grants administered by HUD, which provided direct capital assistance to communities for redevelopment purposes, clearance of slum and blight, sewer and water projects, open space and related activities. The federal CDBG program administered by HUD today is still essentially intended to fund capital projects that benefit low or moderate-income persons, the elderly and those who are physically or mentally handicapped. The majority of each community's CDBG entitlement must, therefore, be dedicated to those eligible projects and the planning and administrative costs associated therewith.

However, as explained in greater detail below, communities receiving CDBG funding from the federal government may spend up to 15% of their annual entitlement on public service activities. Public service activities are generally human services or other non-capital programs that are administered by non-profit organizations or quasi-public agencies, which directly benefit persons who are low income or otherwise fit within one of the categories mentioned above.

The primary purpose of this document is to assist those public service and/or non-profit organizations to better understand federal and local policies that govern the use of Entitlement funds including, CDBG, HOME, and HOPWA funds and the procedures followed by the City of Charleston in allocating such funds.

GENERAL GUIDELINES

1. To be eligible for funding, applications must be totally complete and submitted before the application deadline. Incomplete or late submissions will not be considered. Staff is available to answer questions or otherwise assist in the application process.
2. Funds will not be provided to assist projects or activities which duplicate existing services or which are generally available elsewhere. Applicants must document the unmet need they propose to fill.
3. In general, applicants must provide evidence of additional funding in place or requests to other funding sources for financial assistance for the proposed activity. In the absence of such requests, applicants must provide a written explanation documenting why requests were not made or the reason(s) for their denial.
4. In general, CDBG funds will not be used in projects that result in residential or business displacement or relocation, or that requires Environmental Impact Statements.
5. Applicants receiving funding must comply with applicable local, state and federal rules, regulations and guidelines governing the use of such funds. These include, but are not limited to all Fair Housing, Affirmative Action and Equal Employment Opportunity regulations.

6. In general, applications for the funding of municipal Capital Improvement Projects will be considered only as they relate to activities benefiting the Redevelopment Area or activities benefiting low and moderate-income persons.
7. Final commitment of funds is subject to the approval of the City of Charleston City Council.

PUBLIC SERVICE FUNDING AVAILABILITY

Under federal statute, CDBG grantees such as the City of Charleston cannot allocate more than 15% of their total annual grant to all public service activities combined. While potentially available, this amount is not permanently set aside for such requests. Each public service agency or non-profit request is reviewed on its own merits, rated against other public service requests, and finally rated against all other eligible requests by the Community Development Advisory Committee prior to recommendation to the Community Development Committee of City Council.

FUNDING PROCESS

Following application submission, the City of Charleston's Housing and Community Development staff reviews the applications for completeness, accuracy and program compliance with rules, regulations of the federal programs and with the Consolidated plan goals and objectives. City of Charleston CD Advisory Committee hosts a public hearing at which time applicants are invited to speak on behalf of their requests. The CD Advisory Committee reviews and discusses with staff recommendations and forwards its formal recommendations to the CD Committee of City Council. The CD Committee of City Council reviews the recommendations and makes a formal recommendation to the entire City Council at an open public hearing where applicant and public input are invited. After receiving public comments, the City Council generally votes on the entire CDBG, HOME and HOPWA program budgets during the Ways and Means portion of the City Council meeting. After City Council approval, the City's Annual Action Plan is submitted to HUD for their review and approval. Upon approval, funds are generally made available in the last quarter of the City's calendar year.

ELIGIBLE SUBRECIPIENT ACTIVITIES

Within the overall framework of providing direct benefit to persons of low to moderate income, programs or activities, which provide the following types of services or assistance to such persons, are generally considered eligible for funding:

1. Promote community development and neighborhood revitalization;
2. Promote economic development, job placement, employment training and business development;
3. Promote the development of affordable housing, homeownership and homeless programs;
4. Promote youth development, education and employment.

The above list is meant for illustrative purposes only and is not intended to exclude other eligible activities. If you have a question regarding the eligibility of a proposed project or any other related issue, please contact Geona Shaw Johnson, Director, City of Charleston Department of Housing and Community Development, (843) 724-3766.

Appendix B

Request for Funding

Guidelines for Review and Approval

The City of Charleston has the responsibility to award entitlement funding to applicants who will effectively address the most pressing housing and community development needs. Therefore priority will be given to proposals that target the underserved and to the greatest extent feasible, benefit low and very low-income residents. To maximize the investment of resources; proposals should include coordination and collaboration with other community-based organizations and should-not duplicate existing services and show significant evidence of capacity to manage and leverage funding.

Applications will be reviewed by the Community Development Citizens Advisory Committee whose recommendations will be presented by staff to the CD Committee of City Council and then approved by the Mayor and City Council.

Community Development Advisory Committee

Upon review of the application, the committee will take into consideration the following assumptions while reviewing each application:

1. Whether the proposed activity is in compliance with Title I of the Housing and Community Development Act of 1974, 24 CFR 570.
2. Whether the application is complete, meets an eligible HUD activity, complies with all federal, state and local regulations, effectively addresses goals and objectives outlined in the five-year Consolidated Plan and is presented on-time and in the instructed format.
3. Whether the proposal encompasses elements of the City of Charleston's 2015-2020 Consolidated Plan, identifying specific goals and objectives in which the proposal will meet by securing the requested funding. Priority will be given to applications that effectively, efficiently and in a timely manner can promote development and increase the number of affordable housing opportunities for very low, low and moderate income citizens of the City of Charleston.
4. Whether the applicant has past experience will be a factor in proposal evaluation. The amount and frequency of previous entitlement funding and administration of those funds will be considered. Past performance, monitoring results and actual accomplishments will also be evaluated.
5. Whether proposals are completed and submitted with ALL required attachments and documentation by the established deadline indicated in the public announcement and in the grant application. This deadline is typically the second week of January.

Evaluation Criteria:

The following items must be included in the proposal and submitted on time to be considered for funding:

- Complete application
- Supporting organizational documentation
- Articles of Incorporation and/or by-laws
- Non-profit 501(c)(3) letter of determination from the Internal Revenue Service
- Current list of Board of Directors (names, addresses, officers)
- Designation/approval from Board of Directors for submission of application for funds specify the project/program and the funds sought
- Financial statement and/or most recent audit
- Agency's current operating budget (sources and uses)
- Annual Report (if available)
- Resume of Program Administrator and Fiscal Officer
- Statement that describes the agency's previous experience administering grant programs
- Letters or applications showing pursuit of additional funding for project/program (commitment and/or denial letters)

Supporting housing documentation if applicant requests funding for affordable housing development (new or rehabilitation) include:

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- Drawings, plans, specifications
- Pro forma (including all funding sources and estimated project costs)
- Location map
- Appraisal(s) of land or property (if project involves the acquisition of land or property with the requested funds)
- Names, addresses and qualifications of key project persons such as architect, developer, contractor, etc.
- Project schedule

Citizen Participation Resource Guide

Methods to Inform the Public:

- Notification of hearings published in newspapers; Post and Courier and the Chronicle
- News releases on special events
- Publication of proposed plans and reports for review and comment
- Reports, plans and subsequent documents available at Housing and Community Development offices located at 75 Calhoun Street, Suite 3200, Charleston, SC.
- Mailing lists of interested individuals notified of HCD meetings:
 - ☒ Neighborhood organizations and associations
 - ☒ Non-profit organizations
 - ☒ Concerned citizens
 - ☒ Public officials
 - ☒ Business leaders
 - ☒ Faith-based organizations
 - ☒ Radio stations
- Recruitment of individuals/groups with expressed interest in specific activities

Methods to Involve Public in Setting Priorities:

- Public hearings hosted by HCD and City Council
- Citizens Advisory Committee
- Reporting documents
- Written and verbal comments, suggestions and recommendations for programs
- Open forums to discuss community issues
- Letters and surveys to citizens and clients
- Needs surveys
- Project priorities

Methods to Involve Public in Implementing Projects and Programs:

- Citizens in advisory roles
- Personal interviews and/or forums
- Input from citizens that is most impacted by project.
- Community- based meetings

Grantee SF-424's and Certification(s)



JOHN J. TECKLENBURG
MAYOR

City of Charleston
South Carolina

GEONA SHAW JOHNSON
DIRECTOR

Department of Housing and Community Development

April 15, 2020

Mr. Bradley Evatt, Director
Community Planning and Development Division
U.S. Department of Housing & Urban Development
Strom Thurmond Federal Building
1835-45 Assembly Street
Columbia, South Carolina 29201-2480

Dear Brad:

Please find enclosed the City of Charleston's 2020- 2024 Consolidated Plan, 2020-2021 Annual Action Plan for the period of June 1, 2020 through May 31, 2021. The reports provide details on the priority needs and how they will be achieved through the collaboration of the Department of HUD, the City of Charleston, subrecipient organizations and its partners. The City's 2020 Analysis of Impediments to Fair Housing Choice is also included in this submission and will be submitted via email.

Thank you for your continued support. Should you have any further questions regarding the enclosed report please contact me 843-724-3768 or johnsong@charleston-sc.gov.

Sincerely,

Geona Shaw Johnson, Director
Department of Housing and Community Development

GSI: ej

Enclosure: As stated.

cc: Mayor John J. Tecklenburg
Sheila Sossamon
Andrea Jones

Application for Federal Assistance SF-424		
1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changes/Corrected Application		2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision <small>If the user selects preapplication, continue to 10b (Specify)</small>
3. Date Received <small>Complete by OMB.gov after submission</small>		4. Applicant Identifier
5a. Federal Entity Identifier N/A		5b. Federal Award Identifier N/A
6. State Use Only: 6. Date Received by State 7. State Application Identifier		
8. APPLICANT INFORMATION:		
8a. Legal Name The City of Charleston		
8b. Employer/Taxpayer Identification Number (EIN/TIN) 57-8000226		8c. Organizational OUNS 0778907800020
8d. Address:		
Street 1 75 Calhoun St		
Street 2 Suite 3200		
City		
County/Parish Charleston		
State South Carolina		
Province		
Country		
Zip/Postal Code 29401		<small>USA: INCLUDE STATES</small>
8e. Organizational Unit:		
Department Name Department of Housing and Community Development		Division Name Housing
8f. Name and contact information of person to be contacted on matters involving this application:		
Title Mr.	First Name [Redacted]	Last Name [Redacted]
Media Name [Redacted]	Phone [Redacted]	State [Redacted]
Title Director, Housing and Community Development		
Organizational Affiliation		
Municipality		
Telephone Number 843-724-3786		Fax Number 843-955-4180
Email phrding@charleston-sc.gov		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

* Other (specify):

* 10. Name of Federal Agency:

11. Catalog of Federal Domestic Assistance Number:

CFDA #:

* 12. Funding Opportunity Number:

FY:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions:

Application for Federal Assistance SF-424

M. Congressional District(s):
 * a. Applicant: **1 & 6** * b. Program/Project: **1 & 6**

Attach an additional list of Program/Project Congressional District(s) needed:

17. Proposed Project:
 * a. Start Date: **6/1/2020** * b. End Date: **5/31/2021**

18. Estimated Funding (\$):

* a. Federal	6830,824.00
* b. Applicant	00.00
* c. State	00.00
* d. Local	00.00
* e. Other	00.00
* f. Program Income	500,000.00
* g. TOTAL	\$1,030,824.00

19. Is this Application Subject to Review By State Under Executive Order 12872 Process?
 a. This application was made available to the State under the Executive Order 12872 Process for review (in)
 b. Program is subject to E.O. 12872 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12872.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes" provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach:

21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms I accept in award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties (U.S. Code, Title 28, Section 1001)

I AGREE

* The list of certifications and assurances, or an abridged list where you may obtain the full list, is available in the internet content or agency specifications.

Authorized Representative

Name: **John Mayer** * First Name: **John**
 Middle Name: **Michael**
 Last Name: **Toddenburg**
 Suffix:
 Title: **Mayer**
 Telephone Number: **843-577-8970** Fax Number: **843-720-3827**
 Email: **johnmayer@charleston.sc.gov**

Signature of Authorized Representative:  * Date Signed: **4/14/2020**
 (Completion of Form SF-424-1001 submission)

Application for Federal Assistance SF-424		
1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
3. Date Received: Received by OMB on (or other submission)		4. Applicant ID/IDing:
5a. Federal Entity Identifier: FEMA		5b. Federal Award Identifier: FEMA
6. State Use Only: 6. Date Received by State: 6. State Application Number:		
B. APPLICANT INFORMATION		
a. Legal Name: The City of Charleston		
b. Employer/Employer Identification Number (EIN/TIN): 576000226		c. Organizational DUNS: 079927883000
d. Address:		
1. Street: 75 Calhoun St		
Street2: Suite 3200		
City:		
County/Parish: Charleston		
State: South Carolina		
Zip:		
Country: USA - UNITED STATES		
Zip / Postal Code: 29403		
e. Organizational Info:		
Department Name: Department of Housing and Community Development		Division Name: Housing
f. Name and contact information of person to be contacted in matters involving this application:		
Prefix:	Ms	First Name: [Redacted]
Middle Initial:	Shaw	
Last Name:	[Redacted]	
Suffix:		
Title: Director of Housing and Community Development		
Organizational Address: Municipality		
Telephone Number: 843-724-3768		FAX Number: 843-966-4182
E-mail: jerryshaw@charleston.sc.gov		

Application for Federal Assistance SF-424

9. Type of Applicant 1. Select Applicant Type

Type of Applicant 2. Select Applicant Type

Type of Applicant 3. Select Applicant Type

* Other (specify)

10. Name of Federal Agency:

11. Citation of Federal Domestic Assistance Number:

 EPA Title

12. Funding Opportunity Number:

Title

13. Competition (rank/location) Number:

14. Areas Affected by Project (Cities, Counties, States, etc.)

15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions

Application for Federal Assistance SF-424

16. Congressional Districts Of:

a. Applicant: **1 & 5** b. Program/Project: **1 & B**

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:

a. Start Date: **6/1/2020** b. End Date: **5/31/2021**

18. Estimated Funding (\$):

a. Federal	9926,126.00
b. Applicant	60.00
c. State	60.00
d. Local	50.00
e. Other	50.00
f. Program Income	5253,000.00
g. TOTAL	\$7889,126.00

19. Is Application Subject to Review by State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on []

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes" provide explanation and attach []

21. "By signing this application, I hereby (1) to the statements contained in the rest of certification" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurance" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties (U.S. Code Title 28, Section 1001).

I AGREE

This list of certifications and assurances, or an internal and where you may obtain was last updated contained in the announcement of agency specific instructions.

Authorized Representative:

Prefix: Honorable First Name: [Redacted]

Middle Name: J.

Last Name: Teckwong

Suffix: [Redacted]

Title: Mayor

Telephone Number: 843-377-8970 Fax Number: 843-205827

Email: jteckwong@charleston-sc.gov

Signature of Authorized Representative: [Handwritten Signature] Date Signed: Completed by State upon receipt of [Redacted]

4/14/2020

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

Other (specify):

10. Name of Federal Agency:

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

12. Funding Opportunity Number:

Title:

13. Competition Identification Number:

14. Areas Affected by Project (State, County, State, etc.):

15. Descriptive Title of Applicant's Project:

Attachments supporting documents as specified in the instructions:

Application for Federal Assistance SF-424

16. Congressional District Of:

a. Applicant: 158

b. Program/Project: 158

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:

a. Start Date: 5/1/2020

b. End Date: 5/31/2021

18. Estimated Funding (\$):

a. Federal	\$816,925.00
b. Applicant	\$0.00
c. State	\$0.00
d. Local	\$0.00
e. Other	\$0.00
f. Program Account	
g. TOTAL	\$816,925.00

19. Is Application Subject to Review By State Under Executive Order 12172 Process?

a. This application was made available to the State under the Executive Order 12172 Process for its review.

b. Program is subject to E.O. 12172 but has not been selected by the State for review.

c. Program is not covered by E.O. 12172.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes" provide explanation in attachment.)

Yes No

21. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances and agree to comply with any resulting terms if I accept on award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (31 S. Code, Title 21, Section 1001)

I certify that I am the authorized representative of the applicant.

22. The list of certifications and assurances on this form, together with the information contained in the attachments of this application, constitute the application for funding.

Authorized Representative:

Name: Honorable [Redacted] First Name: [Redacted]

Middle Name: [Redacted]

Last Name: [Redacted]

State: [Redacted]

Title: [Redacted]

Telephone Number: 843-777-8970 Fax Number: 843-7203837

Email: [Redacted]

Signature of Authorized Representative: [Redacted]

Date Signed: 4/14/2020

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105,

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020-2021 (a period specified by the grantee of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and H.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

4/14/2020
Date

Mayor
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature of Authorized Official

4/14/2020
Date

Mayor
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.


Signature of Authorized Official

4/14/2020
Date

Mayor
Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under this program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

4/14/2020

Date

Mayor

Title

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

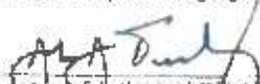
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.I., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 – It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

4/14/2020
Date

Mayor
Title

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0001
 Expiration Date: 02/28/2022

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PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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 Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-848) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which require recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11888; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in ensuring compliance with Section 106 of the National Historic Preservation Act of 1956, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor of the City of Charleston
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Charleston	05/03/2020

9F-424D (Rev. 7-87) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0008
Expiration Date: 02/28/2022

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Presented by OMB Circular A-102

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor of the City of Charleston
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Charleston	05/01/2020

SF-424D (Rev. 7-87) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0008
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- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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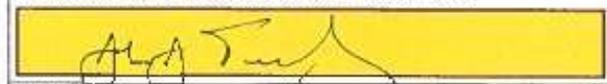
Authorized for Local Reproduction:

Standard Form 4240 (Rev. 7-87)
 Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1956, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470); EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§486a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor of the City of Charleston
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Charleston	05/07/2020

SF-424D (Rev. 7-87) Back

Application for Federal Assistance SF-424		
* 1 Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2 Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* 3 Revision, select appropriate term(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3 Date Received Complete by Grant.gov upon submission: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text" value="N/A"/>	5b. Federal Award Identifier: <input type="text" value="N/A"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="The City of Charleston"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="57-6300229"/>	* c. Organizational DUNS: <input type="text" value="0779907860000"/>	
d. Address:		
* Street1: <input type="text" value="75 Calhoun St."/>	Street2: <input type="text" value="Suite 3200"/>	
* City: <input type="text"/>	Country/Parish: <input type="text" value="Charleston"/>	
* State: <input type="text" value="South Carolina"/>	Province: <input type="text"/>	
* Country: <input type="text"/>	<small>USA! UNITED STATES</small>	
* Zip / Postal Code: <input type="text" value="29401"/>		
e. Organizational Unit:		
Department Name: <input type="text" value="Department of Housing and Community Development"/>	Division Name: <input type="text" value="Housing"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Geona"/>	
Middle Name: <input type="text" value="Shaw"/>		
* Last Name: <input type="text" value="Johnson"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Director, Housing and Community Development"/>		
Organizational Affiliation: <input type="text" value="Municipality"/>		
* Telephone Number: <input type="text" value="843-734-3763"/>	Fax Number: <input type="text" value="843-985-4180"/>	
* Email: <input type="text" value="johnsong@charleston-sc.gov"/>		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:
 N/A
 Title:
 N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a Applicant: **1 & 6** * b Program/Project: **1 & 6**

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:
 * a Start Date: **6/1/2020** * b End Date: **5/31/2021**

18. Estimated Funding (\$):

* a Federal	(\$0.00) \$488,628
* b Applicant	\$0.00
* c State	\$0.00
* d Local	\$0.00
* e Other	\$0.00
* f Program Income	\$0.00
* g TOTAL	(\$0.00) \$488,628

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)**

**** I AGREE**

** The list of certifications and assurances, or an internet site where you may obtain the list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: **Honorable** * First Name: **John**

Middle Name: **J.**

* Last Name: **Tecklenburg**

Suffix:

* Title: **Mayor**

* Telephone Number: **843-577-8970** Fax Number: **843-7208827**

* Email: **johnson@charleston-sc.gov**

* Signature of Authorized Representative: * Date Signed:

John Tecklenburg

5/13/2020

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revised, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: Comply with GSA to get report submission	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: N/A	5b. Federal Award Identifier: N/A	
6. State Use Only: 6. Date Received by State: <input type="text"/> 7. State Application Identifier: <input type="text"/>		
8. APPLICANT INFORMATION:		
* a. Legal Name: The City of Charleston		
* b. Employer/ taxpayer identification number (EIN/TIN): 57-8003228	* c. Organizational DUNS: 0778907890000	
d. Address:		
* Street1: 75 Calhoun St. Street2: Suite 3200 * City: <input type="text"/> County/Parish: Charleston * State: South Carolina Province: <input type="text"/> * Country: <input type="text"/> USA: UNITED STATES * Zip / Postal Code: 29401		
e. Organizational Unit:		
Department Name: Department of Housing and Community Development	Division Name: Housing	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Geena	
Middle Name: Shaw		
* Last Name: Johnson		
Suffix: <input type="text"/>		
Title: Director of Housing and Community Development		
Organizational Affiliation: Municipality		
* Telephone Number: 843-724-3765	Fax Number: 843-885-4180	
* Email: johnsong@charleston-sc.gov		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions

Application for Federal Assistance SF-434

16. Congressional Districts Of:
 * a. Applicant: **1 & B** * b. Program/Project: **1 & B**

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 * a. Start Date: **6/1/2020** * b. End Date: **6/31/2021**

18. Estimated Funding (\$):

* a. Federal	\$118,866.00
* b. Applicant	\$0.00
* c. State	\$0.00
* d. Local	\$0.00
* e. Other	\$0.00
* f. Program Income	
* g. TOTAL	\$118,866.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)**
 ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain the list, is contained in the announcement or agency specific instructions.

Authorized Representative:

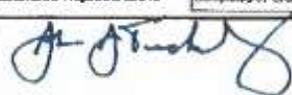
Prefix: **Honorable** * First Name: **JOHN**
 Middle Name: **J**
 * Last Name: **Tecklenburg**
 Suffix:

* Title: **Mayor**

* Telephone Number: **843-577-6970** Fax Number: **843-7203827**

* Email: **johnsong@charleston-sc.gov**

* Signature of Authorized Representative: * Date Signed:



5/13/2020

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

4/14/2020

Date

Mayor

Title

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

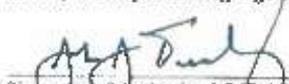
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement,
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 53.5.


Signature of Authorized Official

4/14/2020
Date

Mayor
Title

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1696), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Title II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523), and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1988 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1960, as amended (16 U.S.C. §470) EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor of the City of Charleston
APPLICANT ORGANIZATION City of Charleston	DATE SUBMITTED 05/07/2028

SF-#24D (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 09/30/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 800, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 d1-3 and 290 e 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11614; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (Identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§459a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor of the City of Charleston
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Charleston	05/07/2020

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Appendix - Alternate/Local Data Sources

1	Data Source Name American Community Survey 2009-2013 Five Year Est.
	List the name of the organization or individual who originated the data set. US Census Buerau
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name 2000 Census (Base Year) 2009-2013 ACS (Most Recent
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.

	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
3	<p>Data Source Name 2010 Census (Base), 2009-2013 ACS (Most Recent)</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p> <p>Describe the total population from which the sample was taken.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
4	<p>Data Source Name 2009-2013 American Community Survey 5-Year Est.</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>

	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
5	Data Source Name 2009-2013 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
6	Data Source Name 2009-2013 ACS (Workers), 2011 Longitudinal Employee
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?

	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
7	Data Source Name Continuum of Care
	List the name of the organization or individual who originated the data set. Lowcountry Homeless Coalition
	Provide a brief summary of the data set. Homeless estimates based on PIT and HMIS data
	What was the purpose for developing this data set? To gain insight into the homeless population.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Charleston, SC
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2015
	What is the status of the data set (complete, in progress, or planned)? Complete
8	Data Source Name 2014 - 2018 ACS Survey
	List the name of the organization or individual who originated the data set. Census
	Provide a brief summary of the data set. demographic, housing and economic survey data
	What was the purpose for developing this data set? for analysis

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2018</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>surveys</p>
	<p>Describe the total population from which the sample was taken.</p> <p>the united states</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>all person in the united states</p>
9	<p>Data Source Name</p> <p>PIH</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
10	<p>Data Source Name</p> <p>HOPWA CAPER and Beneficiary Verification Worksheet</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>

	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>