

2016 – 2020

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

2017 Annual Action Plan

4/1/2017 – 3/31/2018

DRAFT

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

Executive Summary

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

1. Introduction

The 2017 South Carolina State Consolidated Plan encompasses five programs funded by the US Department of Housing and Urban Development (HUD): The Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the National Housing Trust Fund Program (NHTF), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). If 2016 HUD funding is representative during the upcoming Plan year, April 1, 2017 through March 31, 2018, South Carolina will receive approximately \$28 million. This Plan identifies which of HUD's eligible activities have been prioritized as best able to serve the needs of South Carolina, using HUD funds available during the 2017 Plan year.

The South Carolina Department of Commerce (DOC) administers the CDBG Program; the State Housing Finance and Development Authority (SHFDA) administers the HOME Program and the NHTF Program; the South Carolina Office of Economic Opportunity (OEO) administers the ESG Program; and the South Carolina Department of Health and Environmental Control (DHEC) administers the HOPWA Program. All four State agencies collaborated to complete this Plan, along with extensive input from other state agencies, stakeholders, advocates, and community members. The State Department of Commerce is the lead agency for the Plan's development.

The Plan format is dictated by the federal online HUD IDIS system, through which all states and direct local government recipients of HUD Con Plan funds must create Consolidated Plans and annual Action Plans, create projects and activities to be funded under the plan, submit requests for funding to disperse funds to recipients, report on accomplishments, and create a Consolidated Annual Performance and Evaluation Report (CAPER) each year. The entire process must be created in the federal IDIS system, using prescribed formats and including HUD-provided and state added content. The Plan is downloaded from IDIS and the contents reflect IDIS requirements. This current 2017 Annual Plan consists of this Executive Summary as well as two other sections: The Process Section, which describes the public input process for the 2017 program year, and the Annual Action Plan, which contains each Program's method of distribution for the year, anticipated goals and funding availability, as well as narrative addressing housing, special needs and homelessness.

2. Summarize the objectives and outcomes identified in the Plan

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

HUD allows a broad range of activities for CDBG, HOME, NHTF, ESG, and HOPWA. CDBG provides resources for community development, which may include construction public infrastructure, public facilities and public improvements; public services; activities relating to energy conservation and renewable energy resources; and assistance to local governments to help locate new or expand existing business and industry and create or retain jobs. HOME is used for single-family and multifamily housing activities, which may include homeownership down payment and closing cost assistance; new construction of or preservation of affordable rental housing; or tenant-based rental assistance for low-income households. NHTF is to be used in large part for rental housing for households at or below 30% of AMI or the federal poverty level, whichever is greater; no more than 10% of a state's annual allocation may be used for homeownership activities. ESG funds projects which may include supportive services to homeless individuals and families, outreach to unsheltered homeless, emergency shelter/transitional housing, homelessness prevention and re-housing assistance to those who have become homeless. HOPWA is dedicated to the housing and supportive service needs of people living with HIV/AIDS and their families, which may include operational support for community-based housing facilities operations; tenant based rental assistance; short-term payments for rent, mortgage and utilities; and supportive services such as case management, substance abuse and mental health treatment, job training and placement assistance, and assistance with daily living.

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

- New Affordable Rental Housing
- Operating Funds for Facility-Based Housing Units
- Homeownership & Rental Assistance
- Tenant-based Rental Assistance
- Short-Term Rent, Mortgage & Utility Assistance
- Homeless Prevention & Rapid Re-Housing
- Preserve Existing Affordable Housing
- New or Upgraded Public Infrastructure & Facilities
- Homeless Shelter, Services & Outreach
- Supportive Services for People with HIV/AIDS
- Neighborhood Revitalization
- Community and Regional Planning
- Support New or Retention of Existing Jobs
- Community Economic Development

3. Evaluation of past performance

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

The State is currently implementing the Annual Plan for Program Year 2016, which is the first year of the 2016-2020 Consolidated Plan period. Actual accomplishments for 2016 will be reported in June 2017, but past accomplishments are available for prior plan years. For 2015, the CDBG, HOME, ESG and HOPWA programs (the NHTF was not operating in 2015) committed a total of \$43.2 million to recipients which, in addition to other available resources, was used to address the state's priority needs and objectives. Distribution of funds was in accordance with each program's Annual Action Plan. The state's success in achieving its goals and objectives using the funds available for program year 2015 is analyzed in detail in the state's Consolidated Annual Performance and Evaluation Report (CAPER), which is available online at <http://www.cdbgSC.com>. Significant accomplishments were achieved by each program - below are highlights of 2015 performance and accomplishments.

- Affordable rent or home purchase for 426 LMI households.
- 47 new affordable rental units for LMI households using HOME alone, and an additional 187 affordable units from projects funded jointly with other Housing Authority funds.
- 53 units of transitional or supportive housing units for special needs households.
- 158 existing affordable housing units more sustainable as a result of connections to public water and/or sewer or rehabilitation as part of a neighborhood revitalization project.
- 27 existing affordable housing units rehabilitated as part of an affordable housing development project.
- Tenant-based rental assistance for 126 and short-term emergency rent, mortgage and utility assistance for 191 people living with HIV/AIDS.
- Homeless prevention or rapid re-housing assistance for 1,144 people at risk or recently homeless.
- Emergency or transitional shelter or assistance for 15,418 homeless persons.
1,470 people living with HIV/AIDS served with supportive case management, employment and other services.
- 24,266 residents of 32 rural communities will enjoy better living conditions and a safer, healthier environment as a result of new or upgraded public infrastructure or flood and drainage improvements.
- 794 residents of three small, rural communities will benefit from comprehensive neighborhood revitalization to create or maintain a suitable living environment.
- 5,407 people with disabilities will have improved access to one community library.

- 30,386 residents of ten rural communities will benefit from downtown revitalization, demolition of dilapidated structures to address blight, improved public infrastructure to support economic opportunity, or improved public safety and fire protection facilities.

ESG

In 2015 the Emergency Solutions Grant met all goals outlined in the Annual Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The State certifies that it has adopted and is following a recently revised Citizen Participation (CP) Plan. Additions to the State's Citizen Participation Plan were required in order to comply with the Affirmatively Furthering Fair Housing Final Rule which can be found at 24 CFR Parts 5, 91,92, et al. The CP Plan sets forth the State's policies and procedures for citizen participation. The Plan provides for and encourages citizens to participate in the development of the Consolidated Plan, development of each Annual Action Plan, development of a state's Assessment of Fair Housing, substantial amendments made to either the Consolidated Plan or any of the Plans, and development of each year's Consolidated Annual Performance Report.

Specific emphasis is placed on the participation of low and moderate income persons, including minorities, non-English speaking persons, persons with Limited English Language Proficiency (LEP), and persons with disabilities, and particularly on those living in slum and blighted areas and in areas where CDBG funds are proposed to be used, and by residents of predominantly low and moderate income neighborhoods.

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

- Prior to the publication of the Action Plan, the State will provide for local government and citizen participation by holding a public hearing and by making the proposed plan available for public review. At the public hearing, the State will furnish citizens, local governments, public agencies, and other interested parties information on the following: amount of assistance the State expects to receive; the range of activities which may be undertaken, including the estimated amount that will benefit low and moderate income persons; and the plans to minimize displacement of persons and to assist any persons displaced. ***The State will comply with its CP requirement by holding its 2017 public hearing on January 26, 2017 and making the draft document available for public review from January 9 through February 7, 2017.***
- The State will notify citizens about the dates of the Action Plan public comment period in at least one newspaper of general circulation in the state and utilize additional means of notification, as appropriate and using technology that may be available, including fax or email

notifications and internet/web posting of notices. The advertised public notice and any other notices will identify the means by which copies can be downloaded or otherwise obtained and for review, and email and physical addresses for submitting comments. ***The State will provide public notice using three of the state's newspapers of general circulation (The State, the Greenville News and the Charleston Post & Courier), by posting copies of the notices online and by sending notifications via email and newsletters. Notices will provide citizens information regarding the availability of the Plan and each Program's documents, the date and location of the public hearing, and the timing of the 30-day public comment period. The notice will also inform citizens that they may obtain download copies of the Plan from Program websites or review them at COG regional offices or one of the Program offices, and the notice will indicate where to send written comments and the deadline for doing so.***

- Additionally, SHFDA will do a mass email through Constant Contact alerting it's affordable housing partners, applicants, and other stakeholders of the availability of the 2017 Annual Action Plan Draft and of the comment period.

5. Summary of public comments

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

During the public comment period, which will run from January 9, 2017 to February 7, 2017, the State will make the draft plan available to the public for review. The State will also hold a public hearing on January 26, 2017. Notice of the availability of the draft plan and the public hearing will be published in The State, the Charleston Post & Courier and the Greenville News on January 8, 2017, and it will also be posted on www.cdbgSC.com and www.schousing.com. The notice will provide instructions on how to provide comments regarding the Plan, and this will also be discussed during the public hearing where citizens attending may also make comments for the record.

A summary of comments received will be included in the final version of the Plan when submitted to HUD.

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

No comments have been submitted.

7. Summary

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	SOUTH CAROLINA	
CDBG Administrator	SOUTH CAROLINA	SC Department of Commerce
HOPWA Administrator	SOUTH CAROLINA	SC Dept of Health & Environmental Control (DHEC)
HOME Administrator	SOUTH CAROLINA	SC Housing Finance & Development Authority
ESG Administrator	SOUTH CAROLINA	SC Department of Administration
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Each of the five HUD programs covered by the Consolidated Plan are administered by different agencies, as indicated above. The Community Development Block Grant (CDBG) Program is administered by the SC Department of Commerce, the HOME and NHTF Programs by the State Housing Finance and Development Authority, the Emergency Solutions Grant (ESG) Program by the SC Office of Economic Opportunity and the HOPWA Program by the SC Department of Health and Environmental Control. The Lead Agency responsible for overseeing the development of the Consolidated Plan is the SC Department of Commerce.

Consolidated Plan Public Contact Information

General questions about the 2017 Action Plan and 2016-2020 Consolidated Plan should be directed to the SC Department of Commerce, which acts as the lead agency for the State. The SC Department of Commerce is located at 1201 Main Street, Suite 1600, Columbia, SC 29201. Phone (803) 734-0452 or email jnewlands@sccommerce.com.

For housing questions, contact the SC Housing Authority. Phone (803) 896-9248 or email leanne.johnson@schousing.com. For homeless questions, contact the SC Office of Economic Opportunity. Phone (803) 734-2454 or email gregg.mcconkey@admin.sc.gov. For special needs housing and HIV/AIDS questions, contact the SC Department of Health and Environmental Control HIV/STD Division. Phone (803) 898-0650 or email odenl@dhec.sc.gov. For non-housing or CDBG questions, contact the SC Department of Commerce. Phone (803) 734-0452 or email lross@sccommerce.com.

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

1. Introduction

This Annual Plan is part of the larger five-year Consolidated Plan for 2016-2020. The Consolidated Plan required and reflects the coordinated efforts of various state agencies, citizens and other organizations. The Plan is a comprehensive report, spanning multiple cross-jurisdictional areas of need, involving multiple agencies, programs and funding sources, and beyond the ability of a single entity or person to effectively develop. Instead, the cooperation and expertise of other agencies was necessary to develop a comprehensive plan based on accurate and pertinent data, effectively identifying goals, needs and strategies, and which could serve as an umbrella under which the state can undertake HUD-funded housing and community development in South Carolina. As such the Consolidated Plan describes the consultation and coordination efforts undertaken by the state and which served to inform the plan that governs this current 2017 Annual Plan.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

SC Department of Health and Environmental Control staff responsible for administering the HOPWA Program also administer the Ryan White Care Act for the State, and Ryan White Care Act providers represent the entire spectrum of special needs housing, case management, health and mental health and other supportive services providers for people living with HIV/AIDs. Having the same entities manage programs and services funded by both HOPWA and Ryan White ensures a coordinated and seamless approach to service delivery.

As part of the SC State Housing Finance and Development Authority's Fiscal Year 2015-2016 Accountability Report, the number one goal remained the same as 2014-2015: improve affordable housing opportunities statewide. SHFDA works on this goal daily utilizing strategies such as increasing outreach efforts with community and affinity groups with whom it's housing mission aligns and overlaps. Specific efforts include increasing the number of community and affinity groups with which SHFDA communicates by 10%, increase SHFDA's social media audiences, and increase the number of workshops and trainings held each year to promote the development of affordable housing programs statewide. SHFDA continues its joint venture with the Department of Mental Health to provide affordable housing for their low-income target population. This includes an ongoing Tenant Based Rental Assistance program which finally got off the ground in 2015-2016 and is experiencing real results. SHFDA participates with other state and federal agencies through the use of memorandum of understanding documents (MOU) which provide a process to easily communicate and share information. Such MOUs speed up production of and decrease costs of affordable housing. Agencies SHFDA has entered into MOUs with include the U.S. Department of Agriculture Rural Housing Service, the S.C. Department of Archives and History State Historic Office of Preservation, S. C. Department of

Mental Health, City of Spartanburg, City of Greenwood, its Con Plan partners, and hopefully will include at least one more in 2017.

In addition to the Consolidated Plan partner agencies identified in PR-05, numerous other state agencies, non-profit organizations, public housing authorities, and continuums of care contributed to the development of the Consolidated Plan. These are described in detail in the 2016-2020 Consolidated Plan.

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

SC Office of Economic Opportunity staff responsible for the State Emergency Solutions Program meet regularly with the State Continuums of Care to discuss homeless needs and strategies, as well as upcoming Annual Plans when appropriate, funding allocations between homeless services including outreach, shelter and transitional housing facilities and operations, homeless prevention and re-housing, and HMIS, as well as to align objectives and policies to achieve a more coordinated approach to addressing homeless needs in South Carolina.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

SC Office of Economic Opportunity staff responsible for the State Emergency Solutions Program meet regularly with the State Continuums of Care to discuss homeless needs and strategies, as well as upcoming Annual Plans when appropriate, funding allocations between homeless services including outreach, shelter operations, homeless prevention and re-housing, and HMIS, as well as to align objectives and policies to achieve a more coordinated approach to addressing homeless needs in South Carolina. ESG also requires potential sub-grantees to receive an endorsement letter from the CofC in their area for the annual ESG competition (yearly awards). Furthermore, ESG attends the Homeless Coalition Meetings bi-monthly with all CofC's. We also meet with each HMIS lead agency, attend policy meetings and also volunteer for different committees.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

Many additional organizations, representing additional agency types, were consulted with during the development of the 2016-2020 Consolidated Plan, but IDIS limits the number of organizations that can

be input into this section. As a result, not all are reflected in Section 2 of AP-10 of the Consolidated Plan. However, during the development of the Consolidated Plan, HOPWA consulted with Ryan White Care Act providers, via a public meeting focused on special needs housing. HOME also created an online survey to better identify affordable housing needs and assess how to best allocate available resources. An invitation to participate in the survey was emailed to over 1,500 affordable housing advocates.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Housing Connections	There are four Continuum of Care entities in SC and the State consulted with all five: Eastern Carolina Homelessness Organization, Lowcountry Homeless Coalition, Midlands Area Consortium for the Homeless and United Housing Connections, which serves the Upstate region and also acts as the CoC Lead Organization. For consultation with the Lead and other CoC organizations, please see the narrative section, below.

Table 3 - Other local / regional / federal planning efforts

Narrative

SC Office of Economic Opportunity staff responsible for the State Emergency Solutions Grant Program (ESG) meet regularly with the State Continuums of Care to discuss homeless needs and strategies, as well as upcoming Annual Plans when appropriate, funding allocations between homeless services including outreach, shelter operations, homeless prevention and re-housing, and HMIS, as well as to align objectives and policies to achieve a more coordinated approach to addressing homeless needs in South Carolina. ESG also requires potential sub-grantees to receive an endorsement letter from the CofC in their area for the annual ESG competition (yearly awards). Furthermore, ESG attends the Homeless Coalition Meetings bi monthly with all CofC's. We also meet with each HMIS lead agency, attend policy meetings and also volunteer for different committees.

AP-12 Participation - 91.115, 91.300(c)

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

Per the State of South Carolina’s Citizen Participation plan, input from the public and stakeholders was solicited by each of the five Consolidated Plan programs in the development of the 2016 - 2020 Consolidated Plan. This is described fully in the Participation section of the state's 2016 - 2020 Consolidated Plan.

In preparation for the 2017 Annual Action Plan, the state has continued to consult with its program constituents and interested parties throughout the plan period, via meetings with program constituents, workshops, etc. Input received was considered in the development of the 2017 Plan, which will be made available in draft form for public review for the 30 day period extending from January 9, 2017 through February 7, 2017. A public hearing will also be held on January 26, 2017 to discuss the 2017 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 Hearing	Non-targeted/broad community	The public hearing will be held on January 26, 2017. Response and attendance will be described in the final Plan submitted to HUD.	Comments received will be summarized in the final Plan submitted to HUD.		

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)
2	Newspaper Ad	Non-targeted/broad community	<p>Public notification ads were run in three newspapers of general circulation, in three regions of the state, on Sunday January 8, 2017. These ads announced the availability of the draft 2017 Annual Action Plan, the date, time and location of the public hearing to be held on January 26th, and the start and end dates for the 30 days during which citizens and interested parties can provide written comments on the plan. There is no specific attendance but the combined readership of The State, the Greenville News, and the Charleston Post & Courier is substantial and located throughout the state.</p>	<p>Comments will be accepted from January 9, 2017 through February 7, 2017. Written comments received will be summarized in the final Plan submitted to HUD.</p>		

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	Internet Outreach	<p>Non-targeted/broad community</p> <p>Regional COG Directors & Staff</p>	<p>The SC Department of Commerce Division of Grants Administration notified elected officials, local government administrators and other local government staff of the availability of the draft 2017 Plan and the 2017 public hearing via email on January 9, 2017. Email notifications were sent to 450 local government officials and staff in South Carolina and 51 regional Council of Government Directors and staff.</p>	<p>No comments have been received as of the start of the public comment period on January 9, 2017. Written comments received during the public comment period will be summarized in the final Action Plan submitted to HUD.</p>		

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)
4	Internet Outreach	Affordable Housing Partners, Applicants and Other Stakeholders	The SC State Housing Finance and Development Authority notified affordable housing partners, applicants, and other stakeholders of the availability of the Draft 2017 Annual Action Plan via its mass email tool Constant Contact.	No comments have been received as of the start of the public comment period on January 9, 2017. Written comments received during the public comment period will be summarized in the final Action Plan submitted to HUD.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

As of the start of the public comment period on January 9, 2017, HUD has not yet announced the state's 2017 allocations for CDBG, HOME, HOPWA and ESG. Likewise, the state's 2017 funding for the National Housing Trust Fund (NHTF) is not yet known. Per HUD guidance, the state has estimated funding for each program level with 2016, or \$27.2 million for CDBG, HOME, HOPWA and ESG and \$6 million for the NHTF. Once the 2017 allocations are announced, each program will adjust funding levels shown in AP-30, Methods of Distribution, as indicated in their respective program Annual Plan. The state's final Annual Action Plan submitted to HUD will include these final allocations here in AP-15 Expected Resources and in AP-30, Methods of Distribution.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	18,871,096	18,000	0	18,889,096	39,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of CDBG funds of at least \$13 million per year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	4,428,360	2,527,000	0	6,955,360	20,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual combination of allocation and program income HOME funds of \$5 million per year.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,413,582	0	90,000	1,503,582	3,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of HOPWA funds of at least \$1 million per year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,524,729	0	0	2,524,729	6,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of ESG funds of at least \$2 million per year.
Housing Trust Fund	public - federal	Admin and Planning Housing Multifamily rental new construction Permanent housing in facilities	6,000,000	0	0	6,000,000	12,000,000	Funds available for the remainder of the 5-year Consolidated Plan period are estimated assuming an annual allocation of \$3 million per year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Permanent housing in facilities Permanent housing placement Rapid re-housing (rental assistance) Services Transitional housing	9,906,624	0	0	9,906,624	20,000,000	2015 Continuum of Care awards for the State totaled \$9,906,624.

Table 5 - Expected Resources – Priority Table

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

A number of other resources, including other federal, private, non-profit, local and state programs, can be used to address housing, community development and special needs. Much of the funding for housing and community development programs in particular originates from federal sources. Programs including HOME, NHTF, CDBG, Low Income Housing Tax Credits (LIHTCs), Section 8 rental assistance programs and Low Income Home Energy Assistance (LIHEAP), are allocated to states based on formulas. Other federal programs are available on a demonstration basis or through a competitive process on a national or regional level, and as such are more difficult to obtain and less secure as a long-term funding source. A complete list of federal resources for housing and community development is provided in the 2016-2020 Consolidated Plan.

State resources for housing include the various programs and the State Housing Trust Fund administered by the SC State Housing Finance and Development Authority, which are described below. In addition, HUD requires the State to provide matching funds for the CDBG, HOME, and ESG Program allocations, as described below. The HOPWA nor NHTF programs do not require a match from the State of South Carolina for their allocation.

If appropriate, describe publically owned land or property located within the jurisdiction that

may be used to address the needs identified in the plan

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

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Affordable Rental Housing	2016	2020	Affordable Housing		Affordable Housing	HOME: \$4,900,000 Housing Trust Fund: \$5,400,000	Rental units constructed: 100 Household Housing Unit
2	Operating Funds for Facility-Based Housing Units	2016	2020	Affordable Housing Non-Homeless Special Needs		Transitional and Supportive Housing	ESG: \$190,000	HIV/AIDS Housing Operations: 10 Household Housing Unit
3	Homeownership & Rental Assistance	2016	2020	Affordable Housing		Homeownership Assistance	HOME: \$962,524	Direct Financial Assistance to Homebuyers: 105 Households Assisted
4	Tenant-based Rental Assistance	2016	2020	Affordable Housing Non-Homeless Special Needs		TBRA for People Living with HIV/AIDS	HOPWA: \$562,729	Tenant-based rental assistance / Rapid Rehousing: 120 Households Assisted
5	Short-Term Rent, Mortgage & Utility Assistance	2016	2020	Affordable Housing Non-Homeless Special Needs		STRMU for People Living with HIV/AIDS	HOPWA: \$158,037	Tenant-based rental assistance / Rapid Rehousing: 175 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless Prevention & Rapid Re-Housing	2016	2020	Homeless		Homeless Prevention and Rapid Re-Housing	ESG: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted Homelessness Prevention: 300 Persons Assisted
7	Preserve Existing Affordable Housing	2016	2020	Affordable Housing		Preservation of Existing Affordable Housing	HOME: \$650,000	Rental units rehabilitated: 10 Household Housing Unit
8	New or Upgraded Public Infrastructure & Facilities	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services	CDBG: \$10,534,846	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
9	Homeless Shelter, Services & Outreach	2016	2020	Homeless		Homeless Facilities and Services		Homeless Person Overnight Shelter: 5000 Persons Assisted
10	Supportive Services for People with HIV/AIDs	2016	2020	Non-Homeless Special Needs		Supportive Services for People Living with HIV/AIDS	HOPWA: \$429,160	Other: 800 Other
11	Neighborhood Revitalization	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization	CDBG: \$1,270,119	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Community and Regional Planning	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity	CDBG: \$500,000	Other: 40 Other
13	Support New or Retention of Existing Jobs	2016	2020	Economic Opportunity		Economic Opportunity	CDBG: \$2,000,000	Jobs created/retained: 25 Jobs Businesses assisted: 1 Businesses Assisted
14	Community Economic Development	2016	2020	Non-Housing Community Development		Community Infrastructure, Facilities & Services Community Revitalization Economic Opportunity	CDBG: \$3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	New Affordable Rental Housing
	Goal Description	Increase the supply of affordable rental units for extremely low- to moderately low-income households.
2	Goal Name	Operating Funds for Facility-Based Housing Units
	Goal Description	Support transitional and supportive housing facilities for people with special needs
3	Goal Name	Homeownership & Rental Assistance
	Goal Description	Improve affordability of owner and rental housing for LMI families

4	Goal Name	Tenant-based Rental Assistance
	Goal Description	Provision of tenant-based rental assistance to make housing more affordable for those living with HIV/AIDS
5	Goal Name	Short-Term Rent, Mortgage & Utility Assistance
	Goal Description	Address short-term housing instability by providing emergency assistance for people living with HIV/AIDS
6	Goal Name	Homeless Prevention & Rapid Re-Housing
	Goal Description	Prevent homelessness and/or assist with rapid re-housing or transition to permanent housing
7	Goal Name	Preserve Existing Affordable Housing
	Goal Description	Make existing affordable housing more sustainable and preserve affordable housing stock
8	Goal Name	New or Upgraded Public Infrastructure & Facilities
	Goal Description	Contribute to the creation of healthy and sustainable residential communities by providing funding for new or upgraded infrastructure, facilities or services, including water, sewer, roads, drainage or other activities that address health concerns, help meet required quality standards and ensure community sustainability, contribute to a more viable regional infrastructure solution, provide new access to services where needed to support business or community needs where it is cost effective to do so.
9	Goal Name	Homeless Shelter, Services & Outreach
	Goal Description	Support organizations that provide emergency shelter or essential supportive services to homeless individuals and families, both sheltered and unsheltered
10	Goal Name	Supportive Services for People with HIV/AIDS
	Goal Description	Provide supportive services and permanent housing placement services to persons with special needs to promote independent living. This amount also includes 3% admin, which totals \$42,406. This also includes project sponsor admin less than the allowed 7%, which totals \$78,977.

11	Goal Name	Neighborhood Revitalization
	Goal Description	Develop sustainable communities through revitalization of residential neighborhoods using comprehensive strategies for linking commercial revitalization successes with improvements to community neighborhoods. This typically involves multiple activities prioritized to address basic infrastructure and safety first and, where feasible, geographically concentrated in order to achieve the greatest impact. Eligible activities include infrastructure, public facilities, housing infrastructure or other activities to support workforce housing, demolition and clearance, and public services.
12	Goal Name	Community and Regional Planning
	Goal Description	Assist local governments in developing plans and building local community development capacity to build the capacity to effectively determine community needs, establish both long-term goals and short-term objectives, and develop plans for carrying out effective strategies to address community needs. Accomplishments are measured in terms of the number of communities assisted.
13	Goal Name	Support New or Retention of Existing Jobs
	Goal Description	Support the creation or retention of jobs as a means of providing or expanding economic opportunity in the form of jobs to primarily low- and moderate-income individuals. The CDBG Business Development Program is the primary tool for accomplishing this by providing financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy.
14	Goal Name	Community Economic Development
	Goal Description	Help create more viable communities that can compete more effectively for new business development opportunities, provide more supportive environments for existing businesses to grow and thrive, and thereby create communities that are more sustainable and offer local residents greater quality of life and individual economic opportunity. The CDBG Community Enrichment Program is the primary tool for accomplishing this by funding public facilities, services and other activities that strengthen existing communities and support a higher quality of life.

Table 7 – Goal Descriptions

AP-25 Allocation Priorities – 91.320(d)

Introduction

Each Program has identified various programs or activities that will be funded during 2017. Based on funding estimated level with the 2016 allocation for each program, funds have been allocated as shown below. These percentages may change once 2017 allocations are announced and adjustments to programs/activities are made to reflect the actual 2017 allocation. Please AP-20 Expected Resources and AP-30 Methods of Distribution.

Funding Allocation Priorities

	New Affordable Rental Housing (%)	Operating Funds for Facility-Based Housing Units (%)	Home-ownership & Rental Assistance (%)	Tenant-based Rental Assistance (%)	Short-Term Rent, Mortgage & Utility Assistance (%)	Homeless Prevention & Rapid Re-Housing (%)	Preserve Existing Affordable Housing (%)	New or Upgraded Public Infrastructure & Facilities (%)	Homeless Shelter, Services & Outreach (%)	Supportive Services for People with HIV/AIDs (%)	Neighborhood Revitalization (%)	Community and Regional Planning (%)	Support New or Retention of Existing Jobs (%)	Community Economic Development (%)	Total (%)
CDBG	0	0	0	0	0	0	2	48	0	0	15	5	10	20	100
HOME	75	0	16	0	0	0	9	0	0	0	0	0	0	0	100
HOPWA	0	14	0	42	12	0	0	0	0	32	0	0	0	0	100
ESG	0	0	0	0	0	50	0	0	50	0	0	0	0	0	100
Housing Trust Fund	100	0	0	0	0	0	0	0	0	0	0	0	0	0	100
Other Continuum of Care	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 8 – Funding Allocation Priorities

Reason for Allocation Priorities

The CDBG, HOME and NHTF, and ESG programs for 2017 are designed to address the three priority needs, Decent Housing, Suitable Living Environment and Economic Opportunity. Allocation priorities are based on expected funding and program evaluation of relative need amongst the related objectives identified in the Plan.

HOPWA

DHEC allocates funding for TBRA, Facility based Supportive Housing, STMRU, PHP, and Supportive Housing. Each of these are successful in preventing homelessness of persons with HIV.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

CDBG

Each year, the State establishes programs under which CDBG funds for the year will be distributed, generally through a competitive funding process. The programs, and the project types and activities

eligible under each program, are those that reflect eligible uses of CDBG funding and that will help address priority needs and specific objectives described in the Consolidated Plan. However, as required by the State's method of distribution, CDBG funds are actually distributed to local governments through competitive funding rounds for most programs, and these local governments, if successful in receiving funding, then actually carry out the activities identified in the Consolidated Plan, in accordance with applicable program requirements. In this way, the State makes CDBG funds available for priority activities identified in the Consolidated Plan that will directly impact priority needs and help accomplish goals and objectives.

Specific activities to be undertaken, however, are determined by the application process and the specific projects and activities proposed by the highest scoring applicants for CDBG funding. Applications received and projects awarded funding each year are described in the Consolidated Annual Performance and Accomplishment Report or CAPER. For more detailed information on the types of eligible activities, as well as the method of distribution for each program, refer to the program documents on the CDBG website at www.cdbgSC.com.

HOME and NHTF

The SHFDA develops annual applications in support of providers who conduct activities to address the priority needs and specific objectives as described in this plan. HOME and NHTF funds are distributed to local governments, nonprofit organizations and other entities to carry out the activities identified in the Consolidated Plan, in accordance with applicable program requirements. Funds are made available for priority activities identified in the Strategic Plan that will directly impact priority needs and help accomplish goals and objectives.

Activities to be undertaken by HOME and/or NHTF recipients of funds are subject to the specific applications received and program funding awards. For more detailed information on the types of eligible activities, as well as the method of distribution for each program, refer to the program documents on the SHFDA website at www.schousing.com.

ESG

ESG Grant funds will be allocated to each category as follows: 7.5% Administrative Activities; 46.25% Homelessness Prevention and Rapid ReHousing; 46.25 Shelter and Street Outreach Activities. All of SC state homeless assistance funding and CoC funding is dedicated to preventing homelessness and assisting homeless households regain stability and is used for planning, administration, coordination of services, homeless prevention and intervention, emergency shelter, and permanent supportive housing.

HOPWA

DHEC serves all areas of the state except the two areas that are HOPWA entitlement communities (Columbia and Charleston) and the counties that fall in North Carolina and Georgia HOPWA entitlement

communities. DHEC distributes the funds to regional Ryan White Care Providers and/or eligible non-profit organizations that assist persons living with HIV/AIDS. Housing assistance through STRMU, PHP, and TBRA increases client's housing stability. Increasing use of supportive services in order to assist individuals in maintaining housing stability are critical and include case management and transportation.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction

Method of distribution refers to the means by which the state will distribute funds expected to be received by the five formula grant programs, CDBG, HOME, NHTF, ESG and HOPWA, each year.

Each program distributes funds to local governments, nonprofit organizations and other entities to carry out the activities identified in the Consolidated Plan, in accordance with applicable program requirements. Funds are made available as described below, for priority activities identified in the Strategic Plan that will directly impact priority needs and help accomplish goals and objectives described in this Annual Plan.

- CDBG, HOME, and NHTF have established programs for 2017 designed to address the three priority needs, Decent Housing, Suitable Living Environment and Economic Opportunity, and related objectives identified in this Annual Plan. Programs and funding levels are provided under the Federal Resources section of this plan. Strategies, or specific activities and project types that potential funding recipients may propose, are described in each program's annual plan, along with scoring criteria as applicable to the competitive programs and any other criteria used to select projects for funding.
- ESG makes funds available through one competitive funding round each year and will do so again this year to distribute the 2017 allocation. Eligible nonprofits in the state may operate homeless shelters, transitional housing, homeless services programs, street outreach programs, or homeless prevention and re-housing programs and may request funds for any eligible activity defined in the program annual plan. These activities correspond to priority activities identified in this Annual Plan, and to the requirements and regulations governing the new Emergency Solutions Program. Funding decisions are based on eligibility, selection and scoring criteria described in the annual plan.
- DHEC allocates HOPWA funding for TBRA, Facility Based Supportive Housing, STRMU, PHP, and Supportive Services. Each of these are successful in preventing homelessness of persons with HIV, as described in the program's annual plan.

Activities to be undertaken by recipients of funds are subject to the specific applications received and program funding awards. For more detailed information on the types of eligible activities, as well as the method of distribution for each program, refer to the program documents on each Program's website.

Distribution Methods

Table 9 - Distribution Methods by State Program

1	State Program Name:	Community Development Block Grant Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	<p>The South Carolina Community Development Block Grant (CDBG) Program is designed to provide assistance to units of general local government in improving economic opportunities and meeting community revitalization needs, particularly for persons of low and moderate income. The CDBG program has been funded through the State since 1982 by the U.S. Department of Housing and Urban Development (HUD) under the Housing and Community Development Act of 1974, as amended (Title I).</p> <p>The CDBG program is governed by Title I of the Housing and Community Development Act of 1974, as amended, and its implementing regulations for the State Program at 24 CFR Part 570, Subpart I. All CDBG activities must be carried out in accordance with the requirements of Title I, Subpart I, the State Consolidated Plan and this Program Description.</p> <p>The SC Department of Commerce, Division of Grants Administration, administers the annual allocation from HUD for the CDBG program.</p>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>For Community Development Programs, the State scores applications against others submitted in the same program, using the following criteria: level of community distress, severity of the problem to be addressed using grant funds awarded, citizen participation, level of effort or return on CDBG investment, feasibility of the project, readiness of the project to proceed if funds are awarded, CDBG cost/benefit ratio, number and LMI percentage of project beneficiaries, project outcomes to be achieved and impact, sustainability of the project, degree to which the project reflects state priorities, and capacity of the potential recipient to administer a CDBG project. Some criteria are scored independently based on scoring criteria outlined in the CDBG Program Description, and others are ranked and scored accordingly in logical increments.</p> <p>The Selection Criteria will be rated and assigned a score from 1 to 3 where 3 = the best response, 2 = average, and 1 = less than satisfactory. Zero points may be awarded to a criterion if minimum program requirements are not addressed. The point assignment will be multiplied by the weight of each criterion to obtain a score. There is a maximum score of 300 points.</p>	

	<p>The State may utilize the expertise of other appropriate State agencies in making a determination regarding the above factors, and the State may request additional information from the applicant or other sources as necessary to evaluate the application and proposed project. The State reserves the right to negotiate or require changes in activities or funding in order to achieve program objectives. For water and sewer projects, the State may require that rates be adjusted to appropriate levels to ensure adequate funding for operation and maintenance or to facilitate borrowing a portion of project costs if such rate increases are reasonable and appropriate.</p> <p>In the event of a tie where there are more applications under consideration for funding than there are funds available, preference will be given first to those applications addressing the highest state priorities and second, to those with the highest Outcome score. If there continues to be a tie the one that benefits the most LMI persons will be funded. The highest scoring projects determined to be fundable will be recommended to the Secretary of the SC Department of Commerce, or his designee, for funding based on the amount of funds available. Projects generally should score at least 175 points to be considered for funding but such projects are not guaranteed funding. The Secretary, or his designee, will make final funding determinations based on a review of the projects utilizing the selection criteria and that best meet Department objectives.</p> <p>The State may make commitments for funding from future rounds, or any additional allocations, reallocations, recaptured or remaining funds, to projects from this program year which are determined by the Secretary, or his designee, to meet Department objectives. The State may also make a commitment to a project and/or partially fund a project (i.e., for ERR, acquisition, engineering) that scores sufficiently but is not ready due to design, environmental or funding issues. Funding may come from this program year, reallocated or recaptured funds, or be contingent on future years' funding.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Each year, the SC Department of Commerce Grants Administration Division updates its annual plan or CDBG Program Description and applicant guidance documents and posts them on the www.cdbgSC.com website. These include the CDBG Program Description, CDBG Application Guidelines and CDBG Implementation Manual, as well as other information helpful to potential applicants. Application requests forms can also be found on the website. Note that both the CDBG Program Description and Application Guidelines define and describe all scoring criteria and provide a more in-depth discussion of how each type of CDBG application will be reviewed.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to CDBG</p>
<p>Identify the method of selecting project sponsors (including providing full access to</p>	<p>Not applicable to CDBG</p>

<p>grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>The State anticipates 2017 CDBG allocation on a level with the 2016 allocation, or \$18,871,096, and plans the following distribution:</p> <ul style="list-style-type: none"> • Community Infrastructure - \$10,534,846 • Community Enrichment - \$3,000,000 • Neighborhood Revitalization - \$1,270,119 • Special Projects - \$300,000 • Ready to Go/Urgent Need - \$600,000 • Business Development - \$2,000,000 • Regional Planning - \$500,000 • State Administration - \$188,710 • State Technical Assistance - \$477,421 <p>When the State receives notification of its actual 2017 allocation from HUD, any additional funding will be added to the Community Infrastructure program, and any reduction will be taken from the Neighborhood Revitalization program.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>CDBG grant maximums and minimums have been established for each Program, as follows:</p> <ul style="list-style-type: none"> • Community Infrastructure - \$750,000* maximum, \$50,000 minimum • Community Enrichment, Neighborhood Revitalization & Ready to Go/Urgent Need - \$500,000 maximum, \$50,000 minimum • Special Projects - \$150,000 maximum and \$50,000 minimum • Economic Development - \$10,000 per job maximum and \$50,000 minimum • Regional Planning - \$50,000 <p>* Waivers of the grant maximum up to \$1,000,000 will be considered based on whether the project addresses an urgent and compelling need, regional solution, or system-wide improvements (i.e., treatment plant), as well as the extent of leveraging and a reasonable CDBG cost of \$10,000 per household or less. A written waiver request explaining the rationale must be submitted for consideration with the application.</p> <p>The CDBG Program also has established threshold factors that apply. For Community Development Programs, a unit of local government, filing individually or as a lead applicant, may submit only one application per</p>

	<p>Community Development Program category. A Community Development Program project may consist of one primary activity and associated activities as appropriate and necessary to implement the primary activity in one or more eligible target areas, or a project may consist of multiple activities which address priority needs in one defined LMI neighborhood or target area.</p> <p>The grant award limits for each category may be waived at the discretion of Grants Administration in order to provide the level of assistance required where other resources are not reasonably available to the unit of local government to address the need in a timely manner or where Grants Administration determines the amount is necessary and appropriate to achieve the State's CDBG Program objectives.</p> <p>As a performance-based incentive, a unit of local government can apply for an additional Community Development grant if it has no more than two open CDBG grants (excluding Business Development or Regional Planning grants). However, the open grants must not have exceeded a 30 month grant period.</p> <p>There are additional program category threshold limits that apply:</p> <ul style="list-style-type: none"> • No more than one Neighborhood Revitalization/Village Renaissance or streetscape project. • No more than one Ready to Go project. • No more than one project for the same general target area/neighborhood open at the same time, unless the current project is under construction. <p>For threshold purposes, a grant is considered open if it is not programmatically closed at the time of application submission. The applicant must submit a request for waiver prior to or with the application request. At the discretion of Grants Administration, a performance threshold waiver may be considered only for the following reasons:</p> <ul style="list-style-type: none"> • There is an urgent or compelling need for immediate assistance, such as an imminent health threat to the public, or • It is determined that lack of performance on an open grant is due to unavoidable circumstances or conditions beyond the control of the local government. If problems are determined to be administrative, the local government may be allowed to apply if a different grant administrator is responsible for the new application/project.
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		A unit of local government may not apply for Community Development funds if it has any open grant which has not been programmatically closed due to the local government's lack of compliance with significant programmatic or financial requirements of the program. A grant may not be awarded to a local government which has a serious, outstanding audit or monitoring finding involving the potential for significant monetary restitution or non-responsiveness on any previously funded CDBG grant.
	What are the outcome measures expected as a result of the method of distribution?	All projects are required to propose a level of benefit and performance outcomes they expect the project will achieve as a result of the use of CDBG funds. Projects are evaluated on this basis, along with all other scoring criteria, and projects must demonstrate that they have achieved performance goals once all project funds have been expended, as part of the grant closeout process. Accomplishments are reported annually in the State's Consolidated Performance and Evaluation Report, or CAPER.
2	State Program Name:	Emergency Solutions Grant Program
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	The Emergency Solutions Grant distributes its funds as follows: Shelter/Street Outreach 46.25% Homeless Prevention/Rapid Rehousing/HMIS 46.25% Administration 7.5%
	Describe all of the criteria that will be used to select applications and the relative	The Emergency Solutions Grant uses many different criteria in selecting applications. But some of the ones that weigh heaviest are past performance, additional funding, and area of need.

<p>importance of these criteria.</p>	
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to ESG.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>The State of South Carolina has opted to ONLY award funds to non-profit organizations and not to units of general local government. Each year we invite past recipients and new agencies throughout the year that have inquired about the grant to a RFP meeting. This meeting covers the basics of ESG and how to apply. Applications are then due in April where we review, score, and rank the applicants. We then invite all award recipients' to a post award meeting to discuss further details of the ESG program.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to ESG.</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>The Emergency Solutions Grant distributes its funds as follows: Shelter/Street Outreach 46.25% Homeless Prevention/Rapid Rehousing/HMIS 46.25% Administration 7.5%</p>
<p>Describe threshold factors and grant size limits.</p>	<p>There are no threshold factors for the Emergency Solutions Grant. However, the limit to an award is \$350,000. No one has been awarded the full amount in the last five years due to our goal of spreading available funding around the state.</p>
<p>What are the outcome measures expected as a result of the</p>	<p>Agencies include their outcome measures expected in the application. Once they receive the official award they amend the goals to reflect the amount awarded.</p>

	method of distribution?	
3	State Program Name:	HOME Investment Partnerships Program
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	South Carolina will not distribute HOME Investment Partnerships Program funds through sub-grantees. HOME funding will be made available through a competitive process by which the highest scoring applications submitted during an annual funding cycle will be awarded.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>1. Points are awarded based on the Applicant’s experience and success in developing HOME projects or for first time Applicants who can demonstrate their experience in developing housing projects similar to the proposed project. Up to 8 pts Five (5) points for Applicants that are Authority approved CHDOs.</p> <p>2. Performance Issues - Authority Programs Applicant was suspended or debarred for any length of time. -4 pts Awarded funds were de-obligated or rescinded by the Authority. -2 pts</p> <p>3. Site and Neighborhood Characteristics Full Service Grocery Store located within ONE (1) MILE of the development site will earn four (4) points. The following services located within TWO (2) MILES of the development site will earn three (3) pts each: Up to 12 Points</p> <ul style="list-style-type: none"> • Full Service Grocery Store • Pharmacy or Drug Store (must operate with regular business hours). • Convenience Store and Gas Station. • Public park or playground (owned and maintained by a local government) and containing, at a minimum, playground with commercial

	<p>playground equipment and/or walking/biking trails or Recreation Center/ Senior Center or Library.</p> <p>Applicants will receive negative one (-1) point each for the following detrimental site characteristics:</p> <p>Sites within one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant; sites within one-quarter (1/4) mile of adult video/entertainment venue/club; sites within one-quarter (1/4) mile of a sewage treatment plant.</p> <p>4. Project Readiness</p> <p>Applicant will be awarded four (4) points for demonstrating site control with a copy of the recorded deed in the Applicant's name.</p> <p>A letter from the City/County official or utility provider, documenting water and sewer utility tie-ins are accessible and within:</p> <ul style="list-style-type: none"> a. 350 feet of the proposed site; 2 pts OR b. 351 to 500 feet of the proposed site. 1 pt <p>The proposed project is located within a current identified master plan, revitalization plan, or empowerment zone. 2 pts</p> <p>Projects proposing the redevelopment of Authority funded NSP1 land banked parcels.</p> <ul style="list-style-type: none"> a. Redevelopment of one land banked parcel. 4 pts b. Redevelopment of more than one land banked parcel. 6 pts <p>5. Targeting - Applicant will be awarded two (2) points for designating, at a minimum, ten percent (10%) of the total units for disabled, homeless, or special needs tenants.</p> <p>Applicants proposing projects in counties other than the following: Abbeville, Anderson, Darlington, Greenville, Greenwood, Horry, Laurens, Marion, Richland, and Spartanburg. 5 pts.</p> <p>Projects located in FEMA Disaster Counties listed in DR-4241 and DR-4286 will receive 1 point.</p> <p>6. Proposed projects that do not require permanent relocation. 3 pts</p> <p>7. Financial Structure - Applicant proposes a project not entirely funded with Authority administered programs. Up to 8 pts</p> <p>Projects requesting a HOME repayable loan instead of a HOME grant. 3 pts</p> <p>8. Development Design Criteria - Projects awarded HOME funds must incorporate into the project all of the items chosen for points on Form M-36 Construction Design Certification. As part of the placed in service application submission, the Authority will conduct an inspection to ensure that items for which points were taken exist in the project and will require manufacturer's data sheets to be submitted, as necessary, as confirmation that items chosen meet the standards as outlined. Up to 51 pts</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to HOME.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to HOME.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to HOME.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The Authority anticipates a total of \$6,955,360 for distribution made up of \$4,428,360 in 2017 allocated funds, \$1,327,000 in accrued program income and \$1,200,000 from the first six (6) months of the 2017 program years' anticipated program income. It will be allocated in funding categories as follows:</p> <ul style="list-style-type: none"> • Allowable set aside of ten percent (10%) \$442,836 for the administration of the program. Administrative funds will be used for the planning, administration, allocation of indirect costs and monitoring of the program. Funds will also be used to conduct workshops to assist participants in applying for and implementing HOME funded projects. • The required CHDO set-aside allocation will be fifteen percent (15%) which is estimated to be \$664,254 of the Authority's total HOME allocation. CHDOs wanting to receive funds must comply with the established procedures contained in the 2017 HOME Rental Manual for funding. This amount is included in the total amount of the set-aside for the statewide rental competition. • Set aside of \$4,550,000 to be used in conjunction with the Low Income Housing Tax Credit (LIHTC) Program to finance rental developments in an effort to maximize the state's available resources. • Set aside of \$962,524 to be used in conjunction with the Authority's Single Family Mortgage Revenue Bond (MRB) Program. The funds will provide assistance with down payment and closing costs to potential homebuyers. • Set aside of \$1,000,000 to be used in the statewide rental competition. This set-aside is designed to address smaller rental housing projects, either new construction or rehabilitation, which do not require Low Income Housing Tax Credits.

<p>Describe threshold factors and grant size limits.</p>	<ol style="list-style-type: none"> 1. Participating Jurisdictions (PJs) are not eligible to apply for Authority HOME funds. 2. An applicant must have a minimum of unrestricted liquid assets totaling 10% of the total HOME award(s) and a minimum net worth of \$100,000. 3. Applicants must be in good standing with all Authority programs. 4. Applicants who currently have HOME Program Income or CHDO Program Proceeds are not eligible to apply. 5. Participants with open HOME awards must be in compliance with their original Implementation Schedule to be eligible to participate and must have all 2014 awards closed out and all 2015 awards at least 75% completed before submitting an application in the 2017 HOME cycle. 6. No County, in any given year, can receive more than 50% of the current years available HOME Rental funds. 7. Applicants that are related entities, principals, and/or individuals and are applying for HOME funds are only eligible to apply for and be allocated two (2) HOME awards. 8. All HOME Applicants must have a designated Program Administrator on staff that will be responsible for the coordination of the project. 9. A Market Study or Market Study Needs Assessment Report prepared by an Authority approved third party market study provider must be submitted with the application to ensure there is adequate demand for the proposed project. 10. The Authority requires appraisals at Application submission for all development proposals. 11. The Authority requires complete blueprints at Application submission for all development proposals. 12. Applicants must have site control of their proposed project site. 13. The total maximum HOME award amount per application is \$250,000 for the 2017 HOME Funding Cycle and \$650,000 for the LIHTC/HOME competition.
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	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>All projects are subject to HOME compliance monitoring requirements. At a minimum, the owners of projects are responsible for conducting the following annually:</p> <ol style="list-style-type: none"> 1. Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date. Updated HOME rents are published annually by HUD and are provided on the Authority’s website. 2. The HOME Final Rule requires approval of all rents on an annual basis for developments with HOME units. The approval process will be handled by the Compliance Monitoring Department. Annual Rent Approval Form M-66 will be submitted to Compliance Monitoring staff to begin the approval process. 3. HUD Utility Schedule Model. All utility allowance calculations on the Excel Spreadsheets as part of the HUD Utility Schedule Model must be provided. The Authority reserves the right to review all backup data used for calculations. HUD link: http://www.huduser.org/portal/resources/utilmodel.html. 4. The annual income or annual gross income of tenants in HOME projects must be reviewed and verified each year. Updated HOME incomes are published annually by HUD and are provided on the Authority’s website. 5. The annual income definition found at 24 CFR Part 5: income is the gross amount of income of all adult household members that is anticipated to be received during the coming 12 month period. 6. On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners: <ol style="list-style-type: none"> i. The Authority conducts periodic on-site compliance reviews throughout the affordability period to ensure compliance with HOME rental program requirements. These reviews include, but are not limited to, occupancy requirements and property standards. Refer to the HOME Compliance Manual located on the Authority’s website for further compliance monitoring requirements. ii. Rental projects with 10 or more HOME units will be required to submit financial statements annually to determine the financial health of the project. Specifics will be determined upon release of guidance from HUD.
4	<p>State Program Name:</p>	<p>Housing Opportunities for Persons with HIV/AIDS (HOPWA)</p>
	<p>Funding Sources:</p>	<p>HOPWA</p>

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Dependent on availability of funding, the SC Department of Health & Environmental Control (DHEC) allocates HOPWA funds to TBRA and the Supportive Housing Facility operating costs necessary to continue current operations. Remaining funds are allocated through a formula based on prevalence by county and allocated to Project Sponsors providing STRMU, PHP, and Supportive Services. The allocation for each of these services is determined by the Project Sponsor annually based on local needs. Estimates are initially provided. Then, once the final funding is known, if funding is reduced, all services are eligible for a proportional decrease. If funding is increased, TBRA, STRMU, PHP, and Supportive Services are eligible for a proportional increase.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Project Sponsors are awarded through a competitive Request for Grant Application (RFGA) process. All HOPWA RFGAs are scored on the following criteria: Program Description, Organization History, Experience, and Qualifications; Community Assessment; and Reports and Evaluation. The RFGAs are advertised on the DHEC website and in the South Carolina Business Opportunities (SCBO) newsletter in the fall preceding the March 31st end of the contract period. Within the application process, applicants must include how they will serve all counties in the service area with STRMU, PHP, Supportive Services, and referral to TBRA. All counties in the service area must be covered ensuring that clients in every county of the state’s jurisdiction have access to HOPWA funds. RFGAs are also used to award the TBRA and Facility Based Housing contracts. The TBRA provider must provide TBRA to all counties within DHEC’s HOPWA jurisdiction. The Facility Based Supportive Housing provider must be available to taking clients statewide.</p>

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Through a competitive grants request for applications (RFGA) process, the RFGAs are advertised on the DHEC website and in the South Carolina Business Opportunities (SCBO) newsletter in the fall preceding the March 31st end of the contract period.</p> <p>All providers known by DHEC to be serving people living with HIV/AIDS are contacted regarding the release of the RFGA. Grass-roots faith based organizations and other community-based organizations are eligible to apply.</p> <p>HOPWA RFGA Award Notification is posted on the DHEC website. Emails with the link to the Award Notification are sent to all applicants. After the dispute period, grant agreements are made with the awarded entity. These contracts typically run for 3 years.</p> <p>DHEC distributes the funds to regional Ryan White Part B Service Providers, eligible non-profit organizations and/or local health departments that assist persons with HIV/AIDS.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>TBRA allocation is made by DHEC based on current utilization of the program and availability of funding.</p> <p>Facility Based Supportive Housing operating costs are established by DHEC based on the reasonable needs of the program and historical costs to operate the facility.</p> <p>Remaining funds are allocated through a formula based on HIV prevalence rates by county. These Project Sponsors provide STRMU, PHP, and Supportive Services. The allocation for each service is determined by the Project Sponsor annually based on local needs.</p>

<p>Describe threshold factors and grant size limits.</p>	<p>TRBA Project Sponsor maximum annual award is \$600,000.</p> <p>The maximum annual award for Facility Based Supportive Services Operating costs is \$190,000.</p> <p>Project Sponsor awards are dependent upon the HOWPA award amount, but range from \$5,000 to \$155,000. The award is based on the prevalence of HIV/AIDS in the Project Sponsor service area.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The primary objective of DHEC’s statewide HOPWA program is to keep People Living with HIV/AIDS (PLWHA) from becoming homeless and promote stable housing. HOPWA enables eligible persons with HIV/AIDS and their families to secure and sustain decent, safe and sanitary housing.</p> <p>During FY 2015-2016, the goal of 120 clients served with TBRA was exceeded as 126 households were served with TBRA. Fifty-three households were provided with permanent housing placement exceeding the goal of 40. 1,491 households received supportive services such as case management, employment assistance, transportation, and alcohol and drug abuse services exceeding the goal of 850 supportive services. Ten households resided in units supported with HOPWA operating funds, in which the goal was 10. 175 households received STRMU assistance just missing the goal of 230.</p> <p>Of those in TBRA, 89% remained stable at the end of FY16. In the same time period, of those receiving STRMU, 14% were stable and 83% were temporarily stable with reduced risk of homelessness. Of those receiving supportive services, 88% received support for stable housing, 87% had access to support, 86% had access to health care, and 74% had a source of income.</p> <p>These are the target outcome measures going forward.</p>
<p>5 State Program Name:</p>	<p>National Housing Trust Fund</p>
<p>Funding Sources:</p>	<p>Housing Trust Fund</p>

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>South Carolina will not distribute National Housing Trust Funds through sub grantees. NHTF funding will be made available through a competitive process by which the highest scoring applications submitted during an annual funding cycle will be awarded.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Those meeting the minimum threshold criteria will be scored and ranked using the following point criteria:</p> <ol style="list-style-type: none"> 1) For rental housing, the extent to which the project has Federal, State or local project-based rental assistance (PBRA) so rents are affordable to extremely low-income households - Points will be awarded for the percentage of PBRA provided to a project. A signed conditional commitment from the appropriate official regarding PBRA is required to obtain points. Points will be awarded as follows: <ol style="list-style-type: none"> a. 51% and up project based units 3 points b. 21% - 50% project based units 2 points c. Up to 20% project based units 1 point 2) For rental housing, the duration of the units' affordability period - Two (2) points will be given to those applications voluntarily adding five years or more to the affordability commitment beyond the required 30-year period. 3) The extent to which an application makes use of non-federal funding sources - Points will be awarded to applications which have committed funding sources which are non-federal and non-Authority. If applicable, the appraised value of land that has been owned by the Applicant for less than one year can be used as a non-federal leveraged funding source. <ol style="list-style-type: none"> a. 5% up to 10% of total sources comprised of non-federal and non-Authority funds 1 point b. 10% up to 20% of total sources comprised of non-federal and non-Authority funds 2 points c. 21% and higher of total sources comprised of non-federal and non-Authority funds 3 points 4) Site and Neighborhood Characteristics - Points will be awarded/assessed for services/detrimental site characteristics in certain distances from the site as indicated below: <ol style="list-style-type: none"> a. Full service grocery store within one (1) mile 4 points b. Three (3) points for each service listed below located within two (2) miles for a maximum of 12 points: <ol style="list-style-type: none"> i. Full Service Grocery Store ii. Pharmacy or Drug Store

	<ul style="list-style-type: none"> iii. Convenience store AND gas station iv. Public park or playground c. Sites within one-half (1/2) mile of an operating commercial beef/hog/chicken/turkey farm or processing plant; one-quarter (1/4) mile of adult video/entertainment venue/club/store; and/or one-quarter (1/4) mile of a sewage treatment plant. -1 point each 5) Negative performance issues in connection with any Authority administered programs - Negative points will be assessed based on the Applicant's previous five (5) years of performance with any of the Authority's programs. <ul style="list-style-type: none"> a. Applicant was suspended for any length of time. -4 points b. Awarded funds were de-obligated or rescinded by the Authority for lack of progress or an inability to complete a project. -2 points 6) Project Readiness Points <ul style="list-style-type: none"> a. Demonstrating site control – A copy of the recorded deed in the Applicant’s name 2 points b. Utility tie-ins are accessible and within 350 feet of the proposed site as evidenced by a letter from the applicable water and sewer provider(s). 2 points c. Projects proposing redevelopment of one Authority funded NSP1 land banked parcel 4 points OR more than one Authority funded NSP1 land banked parcel 6 points <p>See "Discussion" below for remaining criteria.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to NHTF</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to NHTF</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to NHTF</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>The Authority anticipates a total of \$6,000,000 for distribution. That figure includes the 2016 \$3,000,000 allocation as well as the anticipated 2017 \$3,000,000 allocation. NHTF will be used as outlined below:</p> <ul style="list-style-type: none"> • Allowable set aside of ten percent (10%) equaling \$600,000 for the administration of the program. Administrative funds will be used for the planning, administration, allocation of indirect costs and monitoring of the program. Funds will also be used to conduct workshops to assist participants in applying for and implementing NHTF funded projects. • Set aside of \$5,400,000 to be used in the statewide Rental competition. This set-aside is designed to address new construction rental housing projects.
<p>Describe threshold factors and grant size limits.</p>	<p>Selection criteria which will not earn points but are minimum requirements:</p> <ol style="list-style-type: none"> 1) Priority based upon geographic diversity as defined by a state's consolidated plan - According to the 2016-2020 South Carolina State Consolidated Plan for Housing and Community Development, there are no specified geographic priorities or regional targeting of funds as it pertains to HUD programs, with the exception of the HOPWA program. As such, NHTF will be available statewide to the highest ranked applications until all NHTF funds are exhausted. 2) Applicant's ability to obligate NHTF funds - An eligible recipient must have demonstrated experience and capacity to conduct an eligible NHTF activity as evidenced by the ability to own, construct, or rehabilitate, AND manage and operate an affordable multifamily rental housing development. Applicants must have experience in the last ten (10) years of successfully developing at least two (2) multifamily rental developments of at least four (4) units each or one (1) multifamily rental development with at least eight (8) units. Successfully developing means coordinating the development team in planning, financing and constructing a development through the receipt of Certificates of Occupancy and reaching stabilized occupancy. If the Applicant has not managed such properties they may hire a management company with previous experience managing developments that adhere to strict Federal, state, or local occupancy regulations. The management company must be hired for the initial two (2) years after stabilized occupancy.

	<p>3) Applicant's ability to undertake eligible activities in a timely manner - An eligible recipient must have familiarity and understanding of Federal, state, and local housing programs to ensure compliance with all applicable program requirements and regulations. Applicants must have a minimum of three (3) full time staff members, which are not volunteers, who have successfully participated in and completed Federal housing program grants. Successful Applicants must have a designated Program Administrator on staff that will be responsible for the coordination of any project (i.e. project implementation through project completion).</p> <p>4) The merits of the application in meeting the State's priority housing needs - South Carolina's priority housing needs listed in the State's Consolidated plan are:</p> <ul style="list-style-type: none"> a. Improve affordable housing opportunities statewide, particularly rental housing. b. Support of transitional and supportive housing facilities for people with disabilities, HIV/AIDS, and other special needs. c. Preservation of affordable housing. d. Identify additional sources for rental assistance. e. Homeless prevention and rapid re-housing. <p>Each application must address at least one of the above priority housing needs. As designed, South Carolina's NHTF program will be available to new construction affordable rental housing units only. As such, all applications will meet the first listed priority; a. Improve affordable housing opportunities statewide, particularly rental housing. Depending on the variety of applications submitted, additional priority housing needs may also be addressed with the exception of item c. Preservation of affordable housing. It is anticipated that rehabilitation of affordable housing will be available through South Carolina's NHTF program next year and subsequent years.</p> <p>5) Eligible activities are new construction, or reconstruction for non-luxury, site-specific rental housing, serving households at or below 30 percent of the area median income or households below the poverty line, whichever is greater, with suitable amenities.</p> <p>Please see #6 & #7 in "Discussion" below.</p>
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<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>All projects are subject to NHTF compliance monitoring requirements. At a minimum, the owners of projects are responsible for conducting the following annually:</p> <ol style="list-style-type: none"> 1. Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date. 2. ALL rents must be approved on an annual basis for developments with NHTF-assisted units regardless if rents are increasing, decreasing, or staying the same. The approval process will be handled by the Compliance Monitoring Department. 3. The annual income or annual gross income of tenants in NHTF projects must be reviewed and verified each year. 4. On-site inspections for compliance with the Uniform Physical Conditions Standards (UPCS) should be conducted by the owners: <ol style="list-style-type: none"> a. The Authority conducts periodic on-site compliance reviews throughout the affordability period to ensure compliance with NHTF rental program requirements. These reviews include, but are not limited to, occupancy requirements and property standards. b. Rental projects with 10 or more NHTF units will be required to submit financial statements annually to determine the financial health of the project. Specifics will be determined upon release of further guidance from HUD.
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Discussion

Continued from NHTF application criteria above:

7) Development Design Points

- a. Architectural style anti-fungal roof shingles warranted for a minimum of thirty (30) years. 8 points
- b. Attic insulation rated R-38 or higher. 3 Points
- c. Energy Star rated HVAC systems (15 SEER or greater) in all units. 5 points
- d. Underground utilities (gas/electric, cable and phone) throughout the project site. 2 points
- e. All units contain Energy Star ceiling fans with light fixture in the living room and all bedrooms; each fan and each light must connect to wall switches. 5 points
- f. Full size Energy Star refrigerator, with ice maker, having a minimum size of 18 cubic feet. 5 points
- g. Energy Star rated dishwasher in all units. 3 points
- h. Over the range mounted microwave oven, with re-circulating fan, in all units. 4 points
- i. All units must have a Range Queen, Fire Stop, Auto Stop or comparable extinguishing system over the stove. 3 points
- j. Provide an easily-accessible area that serves the entire project and is dedicated to the collection and storage of non-hazardous material for recycling, to include paper, corrugated cardboard, glass, plastics, and metals. Property management is responsible for ensuring proper disposal and removal of the recyclables. For scattered site projects, provide a letter from the City/County stating that individual recycle bins will be provided to each house, duplex, or townhouse. 1 point
- k. Energy Star rated windows in all units. 8 points
- l. Landscaping - Projects using native drought resistance plantings, preserving and protecting existing trees during construction. An Architect certified landscape plan should be submitted listing the new plantings and marking the existing trees that indicates (1) the location of all existing plantings and the proposed location of all new planting areas; and (2) a list of all plants to be added, to include both the common and botanical name of the plants. 2 points
- m. Toilets with 1.6 gallons or less per flush, shower heads at 2.0 GPM or less, and bath and kitchen faucets at 2.0 GPM or less in all units. 2 points

Continued from NHTF threshold factors/grant size limits above:

6) Financial Commitments - An original executed letter, contract, or agreement from each funding source verifying that an NHTF Applicant has firm commitments for the project must be provided. Such a commitment must include: (a) the amount of funds being provided; (b) any conditions for receiving the funds; (c) expiration of the funds or a time frame in which the funds must be spent; (d) whether the funds are being provided as a loan or grant; and (e) the term and interest rate, if applicable, for the funds.

7) A Market Study or Market Study Needs Assessment Report prepared by an Authority approved third party market study provider must be submitted with an NHTF application to ensure there is adequate demand for the proposed project. Proposals with twelve (12) or fewer units must submit a Market Study Needs Assessment Report. Applications with thirteen (13) or more units must submit a Market Study.

Market assessments cannot be more than six (6) months old of application submission.

The total maximum award amount will be \$700,000.

AP-35 Projects – (Optional)

Introduction

#	Project Name

Table 10 – Project Information

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

AP-38 Project Summary

Project Summary Information

Table 11 – Project Summary

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

Not applicable.

Acceptance process of applications

Not applicable.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State’s Process and Criteria for approving local government revitalization strategies

The State does not use Community Development Strategy Areas within its CDBG Program.

AP-50 Geographic Distribution – 91.320(f)

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

The five HUD programs included in this Consolidated Plan do not allocate funding availability by region. Instead, CDBG, HOME, and NHTF allocate funding availability by program, with each year’s programs designed to address the various objectives and priority needs described in this plan. ESG makes funding available through one competition, with no regional targeting of funds. HOPWA assistance is directed to all counties in the state, determined based on HIV prevalence rates, except those counties awarded through a direct HOPWA award to the City, such as the City of Greenville, City of Charleston, and the City of Columbia.

Geographic Distribution

Target Area	Percentage of Funds

Table 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

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

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	500
Non-Homeless	1,200
Special-Needs	4,500
Total	6,200

Table 13 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	95
Rehab of Existing Units	10
Acquisition of Existing Units	100
Total	205

Table 14 - One Year Goals for Affordable Housing by Support Type

Discussion

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

Introduction

The State Housing Finance and Development Authority (SFHDA), which serves as the Local Housing Authority in the administration and delivery of rental assistance under HUD's Section 8 programs, does not operate, own, or manage any public housing units. Instead, community based Public Housing Authorities (PHAs) located in the states larger suburban and metropolitan areas own and manage public housing developments. SHFDA supports the local PHAs with financing and/or technical assistance and thereby helps the PHAs achieve the federal program objectives of encouraging homeownership, self-sufficiency, and youth development, but the state does not undertake public housing resident management or ownership initiatives.

During the development of the Consolidated Plan, the State reviewed the plans of public housing authorities in South Carolina. These plans indicate a general trend toward concepts of family self-sufficiency, individual development accounts, and homeownership programs.

To the State's knowledge, there are no outstanding court orders, consent decrees, or HUD sanctions that would either prevent or negatively impact the delivery of affordable housing to low income persons and families or impede implementation of the Consolidated Plan.

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

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

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

Not applicable.

Discussion

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

Introduction

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

The Emergency Solutions Grant Program has increased its Street Outreach component over the last several years and expects this to grow. With the street outreach component agency employees go to places in the public with known homeless and engage them. Many times this could be as small as giving them a hygiene kit. But it begins to build trust. As we have seen many homeless are uneasy giving you any information about themselves. But our street outreach workers do talk with these people to identify specific needs and point them in a direction that can help them.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Emergency Solutions Grant Program allocates up to 60% of our total funding for the Emergency Shelter component. Because of a HUD ruling transitional housing is no longer an eligible cost.

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

All agencies that work with Homeless Prevention and Rapid Rehousing have intense case management to address all the above needs to set them up for success in the future.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Emergency Solutions Grant Program has a prohibition against discharge planning that prevents us

from being involved with facilitating the discharge from these institutions. If the person discharged from these institutions come to us we are able to provide all the services as anyone else would get at an agency.

Discussion

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	175
Tenant-based rental assistance	120
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	10
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	305

AP-75 Barriers to affordable housing – 91.320(i)

Introduction

Affordable housing development can be impeded by a variety of factors including zoning and land use policy, administrative and processing procedures involved in review, permitting and approval of housing development, property taxes, exactions and fees, local building codes, transportation, development and infrastructure costs and neighborhood opposition to local affordable housing development, or an attitude known as NIMBY, or “Not In My Backyard.”

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

- SHFDA will continue to host its annual Palmetto Affordable Housing Forum: a conference which encompasses topics, education and skills necessary to implement strategies and overcome barriers such as the need to change zoning restrictions, change state and local fees, and change local building codes that impede the production of affordable housing. The Annual Palmetto Affordable Housing Forum will be held April 18-19, 2017.
- In 2017, SHFDA will continue the SC Mortgage Tax Credit Program to help homebuyers make their mortgages more affordable. It is a Mortgage Credit Certificate Program administered by SHFDA which provides a federal income tax credit to qualified homebuyers for every year they occupy the home as their primary residence. This program was begun in 2012.
- SHFDA's Palmetto Heroes Program will continue to assist local “heroes” to become homeowners. Eligible homebuyer “heroes” include law enforcement officers, teachers, veterans, fire fighters, nurses, correctional workers and EMS personnel. The program provides a reduced mortgage interest rate and down payment assistance.
- SHFDA held Lender Partner and SC State Housing Authority Certified Real Estate Professional training classes at locations throughout the state. The Lender Partner training covers program requirements such as home price limits, income limits, and the SHFDA loan process. Certified Real Estate Professional training covers SHFDA programs availability and eligibility and requirements for SHFDA loans. Legal and Real Estate continuing education sessions were also included in the Palmetto Affordable Housing Forum. The overall purpose is to increase awareness of housing programs and resources to expand the supply of affordable housing and increase homeownership opportunities in the state.
- SHFDA will maintain its expanded social media presence as a means of communicating information to housing partners, homeowners and renters and others interested in housing in the state. The agency has continued its regular electronic newsletter and continued to use Twitter and Facebook. SHFDA’s use of these innovative electronic tools and technologies has allowed it to operate more efficiently and communicate in a more dynamic and timely way.
- SHFDA will award grant funds for construction or to facilitate construction of new affordable owner-occupied and rental housing units. HOME, NHTF, and SHFDA funds in these projects directly lower the

cost of the unit and thereby make rental and homeownership more affordable. SHFDA will also provide HOME and other funds for down payment and closing cost assistance and below market interest rate financing to make homeownership more affordable and financing simpler and more available.

- Authority staff spends time meeting with Senators and Representatives on an ongoing basis to educate them on the various affordable housing programs the Authority administers as well as reviewing several annual reports- Accountability Report, Affordably Housing Statewide Impact Report, Investment Report, and HTF Annual Report. In so doing, this enables the Senators and Representatives to understand the need for, as well as the impact of, affordable housing in their areas which in turn helps them discuss the positives of affordable housing when their constituents call with NIMBY issues and concerns.

Discussion

AP-85 Other Actions – 91.320(j)

Introduction

The Consolidated Plan regulations require the State to address other actions to meet specific initiatives identified by HUD. These actions are summarized below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved housing and community development needs of the state is funding; and existing resources continue to shrink. Demand for assistance, on the other hand, is growing as a result of recent economic conditions and typically exceeds the supply of available resources. The number of lower income individuals, families, and neighborhoods in need, coupled with the complexity of issues they face is steadily increasing in both scale and cost. The combination of these factors places substantial new burdens on an already strained housing and community development delivery system.

Capacity and resource coordination are also significant obstacles. Infrastructure deficiencies are persistent impediments to the State's ability to address long-standing community needs. Insufficient expertise, funding, and planning plague a disproportionate number of South Carolina's rural areas. Capacity limitations as well as inadequate resource coordination are barriers to undertaking crucial quality of life improvements. Consequently, much needed new development or upgrades in housing, infrastructure, and community facilities are not made. Prolonged periods of disinvestment and decline have resulted in some economic and social decline in many communities across the state.

The State's strategy to overcome existing deficiencies in its housing and community development efforts is based on collaboration, education, outreach, and comprehensive planning. Consumers, providers, funders, policy makers, advocates and communities can benefit from increased communication, training and technical assistance to establish meaningful solutions to the housing and community development needs and improved quality of life among lower income populations.

A greater emphasis is being placed on collaboration among partners as the most effective means to reach community and economic development goals. South Carolina is poised to turn a corner in its economic structure, and utilizing our resources along with others will be the only way to make positive change. CDBG is making specific efforts to help make communities more economically competitive.

The CDBG program recognizes obstacles concerning funding and underserved needs. To address limited funding, the CDBG program requires that recipients generally provide a match for most types of projects

and encourages leveraging of financial and other resources. This financial vested interest on the part of the recipient encourages the timely and successful completion of projects as well as the careful selection of projects that best meet the needs of the community.

Actions planned to foster and maintain affordable housing

The primary resources for addressing affordable housing in South Carolina are administered by the State Housing Finance and Development Authority (SHFDA). SHFDA administers the HOME and NHTF Programs, along the programs described below:

- South Carolina Housing Trust Fund - established in 1992 using funding from a dedicated portion of the deed stamp tax. Funding is available to eligible non-profit housing development sponsors in all 46 counties, are awarded on a quarterly basis and can be used to finance the development of affordable group homes for the disabled, emergency housing for battered women and their children, single room occupancy units for working homeless and disabled veterans, multifamily rental units low-income, individuals, families, the elderly, and etc., and owner-occupied rehabilitation for any homeowner that is at 50% or below the area median income for the county in which they live.
- Multifamily Tax Exempt Bond Program - provides permanent real estate financing for property being developed for multifamily rental use through the sale of tax-exempt revenue bonds. Financing is available to non-profit and for-profit sponsors, or developers, who agree to set aside: a) at least 20% of the units for households with annual gross incomes at or below 50% of the area median income, or b) 40% or more of the units for households whose annual gross income is at or below 60% of the area median.
- Low Income Housing Tax Credit Program - a federal program that provides an incentive to owners developing affordable multifamily rental housing. Allocations of credits are used to leverage public, private and other funds in order to keep rents affordable. Developments that may qualify for credits include new construction, acquisition with rehabilitation, and rehabilitation and adaptive re-use. Developers who are awarded tax credits must agree to keep apartments affordable and available to lower income tenants for at least 30 years. Annually, SHFDA establishes priorities and needs in its QAP, or Qualified Tax Credit Allocation Plan. Ten percent of the State's annual LIHTC allocation is reserved for the exclusive use of joint venture projects that involve the substantive participation of qualified non-profit organizations.
- Section 8 - State-administered and includes Housing Choice Vouchers, Moderate Rehabilitation, and Homeownership Vouchers. The Voucher Program provides rental assistance in the private rental market to very low income individuals and families in Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington Counties.
- Neighborhood Stabilization Program (NSP) – although this program is in its final stages, NSP's purpose since 2008 has been to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. NSP provides grants to purchase foreclosed or abandoned properties and to rehabilitate, resell, or redevelop these properties in order to

stabilize neighborhoods and stem the decline of house values of neighboring homes.

Continued in "Discussion" below.

Actions planned to reduce lead-based paint hazards

The following are strategies and possible resources available to the State to combat the danger that lead based paint hazards present to children. Typically, Federal programs are limited in scope and are targeted to only certain population or housing sectors. Moreover, they often do not fully address testing children for elevated blood levels or abating lead from all housing, schools or childcare facilities. Attention should be focused first on units posing the greatest hazard and on strategies designed to meet the special needs of those populations feared most at risk. South Carolina's resources to reduce the lead-based paint (LBP) hazard include:

- Lead hazard abatement is an eligible activity under the HOME, Neighborhood Stabilization Program (NSP), Neighborhood Initiative Program (NIP), NHTF and CDBG programs for projects involving repair, rehabilitation, or demolition of housing. All programs provide guidance regarding required steps to evaluate, address and/or abate lead, safe work practices, and notification procedures.
- Lead hazard requirements/guidelines consist of written notification via brochure notifying tenants and potential homebuyers of dangers of lead-based paint poisoning. All beneficiaries must read and sign the documentation prior to occupying the unit.
- SHFDA's Low Income Housing Tax Credit, Homeownership, Mortgage Assistance and Housing Trust Fund Programs require compliance, disclosure and/or testing in accordance with federal requirements.
- Recipients of HOME, NHTF and CDBG funds are encouraged to identify additional sources of funding to assist with lead hazard activities related to projects where rehabilitation is not funded. Examples include HUD Lead Safe Homes and other grant programs and private sector resources that may be available.

The SC Department of Health and Environmental participates in the Environmental Health Public Tracking System (EHPT) of the US Centers for Disease Control and Prevention. To facilitate its participation, DHEC had to streamline its own lead database so that it could provide required EHPT data and incorporate data from the Adult Blood Lead Epidemiology and Surveillance Program. EHPT data for 2010 is now available.

Note that South Carolina law requires physicians to report conditions, including suspected lead poisoning, on the DHEC List of Reportable Conditions to their local public health department, and laboratories are required to report all blood lead values in children less than six years of age. As a result, DHEC now provides several data resources for the number and percent of children tested for lead by age

group and children tested for lead with Elevated Blood Lead Levels (EBLL).

The state will also continue to take the following actions in addressing lead-based paint hazards in pre-1978 housing:

- Provide information and guidance related to lead-based paint hazard reduction to recipients of CDBG, HOME, NSP, NIP and NHTF, including training as necessary.
- Continue to require notification of residents and owners of all houses receiving CDBG, HOME, NSP, NIP and NHTF assistance regarding the hazards of lead-based paint.
- Incorporate lead hazard reduction strategies, in accordance with HUD requirements, in all HUD assisted housing rehabilitation and provide technical assistance on an as needed basis to ensure compliance with program policies and procedures and HUD notification requirements.

Actions planned to reduce the number of poverty-level families

Poverty in South Carolina persists despite continuous efforts to combat it. According to the US Census Bureau, data from the 2013 American Community Survey 5-Year tables indicates that statewide 18.1% of South Carolinians are below the poverty level, compared with 15.8% for the nation as a whole. However, the majority of the state's counties have poverty rates above the state average, including 15 of the state's most rural counties where one-quarter, or 25% or more, are below poverty.

Addressing this issue falls within the purview of numerous state agencies, including the Department of Social Services, the Department of Employment and Workforce, the Department of Health and Human Services, the Department of Education, the Commission on Minority Affairs and the Department of Commerce. Each of these agencies has a mission and undertakes planning activities (such as TANF plans) which encompass one or more of the factors shown to cause poverty: insufficient education, lack of economic opportunity, health and social problems and lack of self-sufficiency. The key means with which a state can combat poverty in the short-term is to create economic opportunity and provide opportunities for working age adults to improve skill levels and successfully compete for new and better paying jobs as these opportunities become available. Over the longer term, K-12 education and programs to combat health and social problems and address disparities in access to services and support are also important. The latter, however, are beyond the scope of the agencies involved in this Consolidated Plan.

What is within the scope of the Consolidated Plan is the expansion of economic opportunity, primarily using CDBG funds to address issues which are obstacles to economic opportunity, such as low workforce skills, absence or inadequacy of basic public infrastructure and services needed to support economic growth, and downtown and commercial centers that lack vitality and are not conducive to small local business growth, residential growth or a large and thriving employer base. For those areas which can support business and industrial growth, CDBG funds can also be used, where appropriate and feasible, to help facilitate job creation by new or existing expanding businesses. The CDBG Program Description contained in the Attachments describes programs of CDBG funding that can assist with expanding

economic opportunity and business development or job creation/retention for the 2017 Program Year.

Actions planned to develop institutional structure

The State's strategy to enhance its housing and community development institutional structure centers around improved education, outreach, comprehensive planning and coordination. Consumers, providers, financiers, policy makers, advocates and communities benefit from increased cross-sector communication (dialogue) and education in understanding that economic factors are inextricably linked with meaningful solutions to housing needs and improved quality of life among lower income populations.

Both public and private sector agencies, organizations and institutions contribute to the State's delivery infrastructure for affordable housing and community development. These agencies and organizations are important development partners in South Carolina. Some have established histories as partners with the State; many more are new and emerging collaborators. All are tremendously vital resources in South Carolina's continuing challenge to address the affordable housing and improved community and economic development needs of lower income households.

In terms of housing development in particular, coordination is facilitated by combining the administration of HOME and most other federal and state programs for housing in one agency: the State Housing Finance and Development Authority. Community and economic development is the mission of the SC Department of Commerce, which manages CDBG as well as other state resources that can be used for these two purposes, notably including Appalachian Regional Commission funding and the State Rural Infrastructure Fund. The Secretary of the SC Department of Commerce also heads the board of the State Rural Infrastructure Authority. Finally, the SC Department of Commerce and Rural Infrastructure Authority routinely meet with other sources of infrastructure funding, such as the SC Department of Health and Environmental Control and USDA, to discuss projects, needs and priorities in an effort to better coordinate the delivery system.

Together, agencies and organizations in the state contribute significant financial and technical resources to benefit low and moderate income individuals and families of the State. These contributions help capitalize outreach, education and development initiatives. Private and local funds are leveraged with Federal and State funds in order to implement affordable housing and community development initiatives Statewide. Each entity, public or private, pass-through or direct provider, offers services to low income persons and is considered a critical component of South Carolina's housing and community

development delivery system.

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

The SC State Finance and Development Authority does not own or operate any public housing. However, private developers that receive Authority funds are encouraged to communicate with other housing providers within a project's community as part of the project development process.

Discussion

- Neighborhood Initiative Program (NIP) - The goal of NIP is to stabilize property values through the removal of blighted properties in strategically targeted areas, in an effort to prevent future foreclosures for existing property owners. NIP will assist communities by stemming the decline of home values and acting as a catalyst to initiate redevelopment and revitalization in areas suffering from blight and decline. Demolition of blighted properties will have a positive effect on preserving existing neighborhoods. NIP is a joint venture of the South Carolina State Housing Finance and Development Authority and the SC Housing Corp., a not-for-profit corporation. NIP is made possible by the U.S. Department of the Treasury.
- SFHDA also administers SC Help aimed at maintaining homeownership and making it more affordable and sustainable by providing direct assistance to homeowners potentially facing foreclosure.
- Mortgage Revenue Bond Program - the State's primary tool for expanding homeownership opportunities for low and moderate income families in South Carolina. The sale of tax exempt bonds to investors provides the bulk of the funding available to qualified, first-time homebuyers. Banks and mortgage companies originate mortgage loans on the agency's behalf and offer them at reduced interest rates. This below market rate financing provides the edge needed to make homeownership affordable for many of the State's lower income residents. Maximum purchase price and borrower income limits apply and typically vary by county.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	18,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	18,000

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

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

No other forms of investment are anticipated being used.

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

In conjunction with the Authority's Single Family Mortgage Revenue Bond Program, HOME funds are made available directly to eligible beneficiaries for down payment and closing costs assistance. The assistance will not exceed \$10,000 per unit and will be offered in the form of a deferred forgivable loan.

All HOME-assisted homebuyer housing will meet the specific requirements of 24 CFR Part 92.254 in order to qualify as affordable housing. The homebuyer will have an initial purchase price that does not exceed 95 percent of the median purchase price for the area. The deferred forgivable loan documents and written agreement will enforce the provisions requiring the unit be the principal residence of an owner whose family qualifies as low-income at the time of purchase, the established affordability period based on the direct HOME subsidy and the recapture rather than the resale provision.

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 homebuyer must occupy the purchased property for a period of five years before the HOME assistance will be fully forgiven. If the purchased property is sold before the five-year affordability period has expired, all HOME funds must be repaid. The amount recaptured by the Authority will not exceed the amount available from net proceeds.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:
There are no plans to refinance debt.

Emergency Solutions Grant (ESG)
Reference 24 CFR 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

In order to receive ESG assistance, an individual or family must fit one of the HUD definitions of homeless, chronically homeless or at risk of homelessness. These definitions are included at the bottom of this section.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

Discussion

