

Consolidated Annual Performance & Evaluation Report Program Year (PY) 2020-2021



Jean Sullivan, Director
Charleston County Community Development
4045 Bridge View Drive STE C216
North Charleston, SC 29405

CR-05 - Goals and Outcomes

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

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

The Program Year (PY) 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) illustrates the County of Charleston's efforts to coordinate funding in order to deliver comprehensive community development projects and services to its citizens. This report summarizes how federal funds were invested between July 1, 2020 and June 30, 2021 to meet the goals and objectives identified in the 2016-2020 Charleston County Consolidated Plan. The County's partnership with the U.S. Department of Housing and Urban Development (HUD) has enabled significant re-investment in the county to create more safe and livable neighborhoods. Progress relating to these efforts is due in large part to the Community Development Block Grant (CDBG) funding received from HUD. Over the past year, Charleston County and the City of North Charleston have invested federal CDBG funds into infrastructure improvements, housing repairs, and important public services for the low-to-moderate income community at large. Likewise, the strategic investment of Home Investment Partnerships Program (HOME) and the Emergency Solutions Grant (HESG) funds have improved the quality of life for lower income residents and homeless families.

The Consolidated Plan is a comprehensive document that describes the County's housing market conditions, identifies the need for affordable housing and community development, and provides the strategies to address the needs over a five-year period. The County plan coordinates a unified vision for community development and housing actions with the primary goals of providing clean and safe drinking water, connecting neighborhoods, promoting fair housing, providing community and supportive services, investing in public infrastructure, and building affordable housing opportunities.

This CAPER provides an assessment of progress towards the five-year goals and the one-year goals. As a large and growing community, Charleston County must successfully balance a diverse array of housing and community issues. Given the range of competing needs, the County must invest its scarce resources wisely. Overall, the County has had efficient and effective program performance in delivering community development activities.

CARES Act Funding Outcomes

In addition, the U.S. Department of Housing and Urban Development (HUD) provided funding to Charleston County from the CARES Act to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). Funds were received from HUD in 3 rounds in 2020:

- Round 1: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,090,016 and the Emergency Solutions Grant (ESG)-CV in the amount of \$535,900.
- Round 2: For Emergency Solutions Grant (ESG)-CV in the amount of \$890,215.
- Round 3: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,793,877

Below are outcomes associated with these 3 rounds of funding from 7/1/2020 through 6/30/2021:

CDBG-CV

- **Food Bank:** 42,474 individuals
- **Hotel/Motel vouchers:** 19 households
- **Legal Services:** 115 individuals
- **Meals on Wheels:** 59 individuals
- **Prescription Assistance:** 44 individuals
- **Rent/mortgage/utility assistance:** 584 households

ESG-CV

- **Homelessness prevention:** 132 households
- **Rapid Rehousing:** 89 households
- **Shelter:** 226 individuals

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Action on Homelessness	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	181	603.33%	5	17	340.00%
Action on Homelessness	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	3258	651.60%	215	133	61.86%
Demolition	Affordable Housing Homeless	CDBG: \$	Buildings Demolished	Buildings	50	49	98.00%	10	3	30.00%
Direct Services to the LMI Community	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	49001	326.67%	1797	1869	104.01%
Direct Services to the LMI Community	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	434		90	59	65.56%
Direct Services to the LMI Community	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	527		54	125	231.48%
Emergency Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	214	428.00%	40	53	132.50%

Infrastructure Improvement (Sidewalks)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17500	18890	107.94%	2500	3605	144.20%
Infrastructure Improvement (Water + sewer lines)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	13	22	169.23%			
New Housing Construction (Rental and Sales)	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	9	9	100.00%	1	2	200.00%
New Housing Construction (Rental and Sales)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	6	2	33.33%	2	0	0.00%
Owner-Occupied Rehabilitation	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	15	30	200.00%			

Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	0	0				
Rehabilitation (vacant units to sell or rent)	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	5	14	280.00%	6	4	66.67%
Rehabilitation (vacant units to sell or rent)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%			
Well and Septic Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted		0				
Well and Septic Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	254	203.20%	35	84	240.00%

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

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

Table 1 lists the units incorrectly for rapid re-housing: "actual" outcomes should be persons assisted - not households assisted (however, the "expected" outcomes are households assisted). This issue is a result of discrepancies between IDIS reporting and HMIS/SAGE reporting for the CAPER. Well and septic improvements include 19 repairs considered "maintenance."

This is the County’s fifth year of the 2016-2020 Consolidated Plan and applicants were encouraged to submit proposals that align with the Consolidated Plan Goals. For CDBG, Infrastructure projects (particularly well, septic, and water/sewer connections) were one of the top priorities for the County in Program Year (PY) 2020. A total of 51 well/septic upgrades, 19 maintenance repairs, and 14 connections was provided to LMI households that now have clean drinking water and safe, sanitary septic systems through activities completed by the Charleston County Community Development Department and Mount Pleasant Waterworks. In addition to these infrastructure projects, sidewalk projects were completed in North Charleston (with prior year funds) on the following streets:

- Garfield Street (ST Simmons to Baker), 825 LF
- Meadow Avenue (Sumner to Remount), 1300 LF
- Falla (Louise to Charlene), 330 LF

These sidewalks represent access to approximately 3,605 individuals. Emergency Repairs were also one of the top priorities under CDBG for the County in PY2020, with 53 repairs performed during the year. Also using CDBG funds, public service activities reached the most vulnerable of the county residents through youth programs, literacy and workplace training, and legal and senior services. Over 1,800 total Charleston County residents received public services during the program year. According to HUD Report PR26, around 95% percent of the CDBG funds were used to benefit low-to-moderate income individuals and families and less than 15% of funds were obligated for Public Service activities.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	1,641	1	40
Black or African American	3,030	9	99
Asian	19	0	0
American Indian or American Native	13	0	0
Native Hawaiian or Other Pacific Islander	10	0	1
Total	4,713	10	140
Hispanic	428	0	7
Not Hispanic	4,808	10	160

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

Narrative

Please note: In Table 2, the CDBG and ESG numbers reflect the number of individuals - not the number of families. In addition, the table does not include a line for any other racial groups. Under CDBG, 523 LMI persons identified themselves as races that are not listed on this page, which brings the total number individuals receiving assistance under CDBG to 5,236. Under HESG, 27 LMI persons identified themselves as "multiple races", which brings the total number of individuals receiving assistance under HESG to 167.

CDBG funds were used for housing and non-housing services during PY2020. According to the HUD PR23 report, a total of 5,236 LMI persons received benefits through public services, emergency housing repairs, and access to clean drinking water and sanitary sewer systems. Around 58 percent reported their race as Black or African American, while about 31 percent were White or Caucasian. About 8 percent of persons receiving a benefit from CDBG funds were Hispanic.

About 90 percent receiving benefit of the HOME Program identified as Black or African-American. No individuals identified themselves as having a Hispanic origin.

Homeless individuals reported their racial background for the Emergency Solutions Grant was approximately 24 percent White or Caucasian and about 59 percent Black or African American.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,858,314	2,074,970
HOME	public - federal	815,380	516,919
ESG	public - federal	155,411	198,448

Table 3 - Resources Made Available

Narrative

Community Development Block Grant (CDBG)

The 2020 CDBG allocation from HUD was \$1,852,645, an \$83,953 increase from the 2019 CDBG allocation of \$1,768,692. CDBG funds supported infrastructure projects, public service activities, and emergency housing repairs. Recaptured CDBG funds go to the County's Well and Septic Upgrade/utility connection/maintenance program. Prior Year Resources: The additional \$39,395 funds made available in PY2019 were PY2018 unallocated funds (\$33,726 of the \$39,395 was reallocated to public service activities in the PY2019 Annual Action Plan).

Home Investment Partnerships Program (HOME)

The 2020 HOME allocation from HUD was \$809,261, a \$76,746 increase from the 2019 HOME allocation of \$732,515. The HOME program supports development and preservation of affordable housing stock for both County and City of North Charleston residents. The additional \$6,119 for HOME were funds that were not allocated in PY2019. The total HOME Funds expended is a total of applicable line items from PR07 report that comprise the County's Revenue Records for Fiscal Year 2021.

Emergency Solutions Grant (HESG)

The 2020 allocation for the Emergency Solutions Grant Program was \$155,411, a \$5,830 increase from the 2019 allocation of \$149,581. These funds support core programs addressing homelessness in Charleston County, such as emergency shelter operations and rapid re-housing services. The total ESG Funds expended is a total of applicable line items from PR05 report that comprise the County's Budget to Actual for Fiscal Year 2021.

CARES Act Funding Outcomes

In addition, the U.S. Department of Housing and Urban Development (HUD) provided funding to Charleston County from the CARES Act to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). Funds were received from HUD in 3 rounds in 2020:

- Round 1: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,090,016 and the Emergency Solutions Grant (ESG)-CV in the amount of \$535,900.
- Round 2: For Emergency Solutions Grant (ESG)-CV in the amount of \$890,215.
- Round 3: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,793,877

Since receiving these funds, \$2,834,169 has been spent through CDBG-CV and \$1,003,337 has been spent through ESG-CV through 6/30/21. Below are outcomes associated with these 3 rounds of funding from 7/1/2020 through 6/30/2021:

CDBG-CV

- **Food Bank:** 42,474 individuals
- **Hotel/Motel vouchers:** 19 households
- **Legal Services:** 115 individuals
- **Meals on Wheels:** 59 individuals
- **Prescription Assistance:** 44 individuals
- **Rent/mortgage/utility assistance:** 584 households

ESG-CV

- **Homelessness prevention:** 132 households
- **Rapid Rehousing:** 89 households
- **Shelter:** 226 individuals

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County (Rural only)	10	26	Other
Countywide	90	74	County

Table 4 – Identify the geographic distribution and location of investments

Narrative

The table above represents the location data for the distribution of funding plus the cost of administration and contracting of the CDBG, HOME and Emergency Solutions Programs. The funds were distributed to organizations serving areas throughout Charleston County, with 25.6% of the funds focused on well/septic upgrades, water/sewer connections, and well/septic maintenance. The well/septic/connection/maintenance program is open to the entire County (outside the City of Charleston) but typically serves those living in rural areas. The National objective of assisting those

low/mod individuals represented 95 percent of people served.

Leveraging

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

HESG Match information

Total Match: \$178,689

Match Required: \$197,372

In addition, applicants to the County's HOME program must provide evidence of a minimum of 25% non-federal, non-administrative match funds. All HOME activities require 25% match by subrecipients. The "Fiscal Year Summary - HOME Match" provides more information about the ways federal funds leveraged additional resources.

No publicly owned land or property located within the jurisdiction was used/leveraged to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,926,930
2. Match contributed during current Federal fiscal year	203,774
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,130,704
4. Match liability for current Federal fiscal year	197,372
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,933,332

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
01-CHDO-2061-17	06/30/2021	91,711	0	0	0	0	0	91,711
01-CHDO-2100-2101-19	06/30/2021	77,897	0	0	0	0	0	77,897
01-CHDO-2104-2105-19	06/30/2021	675	0	0	0	0	0	675
01-HOME-2097-19	06/30/2021	15,250	0	0	0	0	0	15,250
01-HOME-2155-2156-20	06/30/2021	18,241	0	0	0	0	0	18,241

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	22,202	3,850	0	18,352

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	549,613	0	0	465,539	18,590	65,484
Number	23	0	0	7	4	12
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	549,613	33,290	516,323			
Number	23	1	22			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	5	18
Number of Non-Homeless households to be provided affordable housing units	49	17
Number of Special-Needs households to be provided affordable housing units	0	45
Total	54	80

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	17
Number of households supported through The Production of New Units	3	2
Number of households supported through Rehab of Existing Units	46	61
Number of households supported through Acquisition of Existing Units	0	0
Total	54	80

Table 12 – Number of Households Supported

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

Although this section deals mostly with HOME-funded projects, ESG-funded rental assistance as well as CDBG-funded emergency repairs are included in the totals for outcomes.

The "number of special-needs to be provided affordable housing" included elderly and/or disabled households. Housing projects often require several years to complete, which is the main issue in completing HOME-funded projects.

Discuss how these outcomes will impact future annual action plans.

The completion of HOME projects will continue in the coming year. Housing projects often require several years to complete, which is the main issue in completing HOME-funded projects. Some projects have been delayed as a result COVID-19 closures and delays. The Community Development Department will continue working with subrecipients to move projects forward.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,750	1
Low-income	625	5
Moderate-income	1,033	4
Total	3,408	10

Table 13 – Number of Households Served

Narrative Information

Note: The CDBG totals represent individuals and households served - not households only.

In PY2020, Charleston County provided support of affordable housing using both CDBG and HOME funds through the emergency repair of 53 units, construction of 2 rental units, and rehabilitation of 4 vacant units to rent and 4 owner-occupied units.

The County provided housing assistance through all three grant programs - CDBG, HESG, and HOME. CDBG funded critical home repair services by Home Dreams, Home Works, Palmetto Community Action, Operation Home, Metanoia, and the Town of Awendaw for 57 LMI owner-occupied housing units. Homeless prevention activities supported 59 at-risk households through Humanities Foundation with CDBG funding.

The HESG Program provided essential services to address the needs of homeless persons in emergency shelters and enabled homeless persons secure permanent housing and support services. These funds provided operational support to One80 Place, Inc. for food, shelter, education, legal and veteran services to 133 homeless individuals. Florence Crittenton and My Sister's House provided rapid re-housing services and case management to 34 homeless individuals during PY2020.

CARES Act Funding Outcomes

In addition, the U.S. Department of Housing and Urban Development (HUD) provided funding to Charleston County from the CARES Act to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). Funds were received from HUD in 3 rounds in 2020:

- Round 1: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,090,016 and the Emergency Solutions Grant (ESG)-CV in the amount of \$535,900.
- Round 2: For Emergency Solutions Grant (ESG)-CV in the amount of \$890,215.
- Round 3: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,793,877

Below are housing-related outcomes associated with these 3 rounds of funding from 7/1/2020 through 6/30/2021:

CDBG-CV

- **Rent/mortgage/utility assistance:** 584 households

ESG-CV

- **Homelessness prevention:** 132 households
- **Rapid Rehousing:** 89 households

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

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

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

People experiencing homelessness are engaged and assessed through the Coordinated Entry System. The core elements of the Coordinated Entry System include system entry points, housing needs assessments, and prioritization of individuals and families for referral to appropriate and available housing resources. The entry points to our system include all emergency shelters, street outreach teams, and the housing crisis phone line, website, and texting. These entry points are announced throughout the community using local media and community partners. When households present at any entry point, the first step of our assessment process is the diversion and prevention protocol. If their current housing needs are not resolved, the household is added to the prioritization list for referrals to available housing projects.

Addressing the emergency shelter and transitional housing needs of homeless persons

One80 Place provides emergency shelter for individual men, women, families with children and transitional housing for veterans.

One80 Place

- 32 beds for individual adult men experiencing homelessness
- 4 beds for individual women or families with children
- 45 transitional housing beds for male Veterans
- 5 transitional housing beds for female Veterans and/or families with children

Lowcountry Continuum of Care (CoC) manages the Housing Crisis Phone Line for all requests for shelter services in the jurisdiction. Available shelter beds are prioritized for households with children, persons living in unsheltered situations, persons with long histories of homelessness, and for persons with disabling conditions.

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

address housing, health, social services, employment, education, or youth needs

Supportive services offered to households who have recently been housed are key to ensuring that homelessness remains a one-time occurrence. The CES aims at shortening the length of time persons experience homelessness by targeted engagement through outreach and inclusion on our community's Prioritization List for Permanent Supportive Housing for Chronically Homeless Persons, and Rapid Re-Housing for households experiencing episodic homelessness. More resources are needed for both Permanent Supportive Housing and Rapid Re-Housing in order for our community to reach a "functional zero" of homelessness; where all persons experiencing homelessness can transition to housing within 30 days. Case managers at institutions such as hospitals or corrections programs work to ensure that no one is discharged into homelessness. However, more meaningful collaborations and more frequent communication between homeless service providers and these institutions are needed in order to prevent discharges to a homeless setting.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Coordinated Entry System that is managed by the CoC relies upon a common assessment that assesses the vulnerability of homeless persons to help with the decision making process about who to prioritize for services and how best to serve those persons and families experiencing homelessness. This process recommends certain persons and families for Permanent Supportive Housing (almost always these are chronically homeless persons), Rapid Re-Housing, or general support in finding suitable housing (but no financial support). Using this consistent method across Charleston County helps the CoC focus the limited resources available on those who are in greatest need. All entry points to our Coordinated Entry System use a Prevention and Diversion assessment to help households identify alternative ways to avoid becoming homeless and entering the service system.

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

Actions taken to address the needs of public housing

There are two Public Housing Authorities located in Charleston County that benefit the citizens of North Charleston and residents located outside the city limits of Charleston, South Carolina. North Charleston Housing and Charleston County Housing and Redevelopment Authority (CCHRA) are funded directly by HUD and do not receive Urban Entitlement funds from either the County or the City.

There are 1,079 vouchers allocated for use in Charleston County. CCHRA also oversees the management and operations of 399 one, three, and four bedroom housing units (143 single-family homes and 256 elderly residences). The single family homes are located in 50 different subdivisions throughout Charleston County. Public Housing serves an average of 508 families annually.

In addition, NCH has 2,102 voucher holders, a portfolio of 352 RAD units, and is involved in five tax credit apartment communities. NCH had 2 of its project-based voucher waitlists open during Program Year 2020.

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

CCHRA administers a program to help residents become economically self-sufficient: The Family Self-Sufficiency (FSS) program, a Section 8 program of the United States Department of Housing and Urban Development (HUD) encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic independence and self-sufficiency. Residents in the Section 8 Program may sign up to participate in FSS. The program works with residents, who establish goals such as, continuing their education, job training, purchasing a first-time home, or starting a small business. Residents who participate in the program must agree to work toward achieving their goals and participate in specific training. Participants build escrow accounts from their rent payments to help them reach their final goal at the completion of the program. The Resident Services Department works with various agencies in the community to develop resources for participating FSS family members.

In accordance with Section 3 mandates and the Disadvantaged Business Enterprises (DBE) initiative the availability of the Section 3 Business Registry and DOT funded employment/ On the Job Training (OJT) opportunities are made available to residents who reside in public housing. Community Development staff, serving on the Charleston County Housing Authority, Family Self-Sufficiency Advisory Group, continues to assist public housing residents with the Section 3 registration and provides information pertaining to DOT and County supported OJT opportunities.

NCH also has the FSS Grant.

Actions taken to provide assistance to troubled PHAs

N/A

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

See Appendix C - Fair Housing Outcomes (under "Impediment 3: Affordability") for more information.

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

The County seeks to meet underserved needs through its housing and community development programs. A particular need in the Charleston County is financial assistance to persons who are homeless or who are at-risk of becoming homeless. The County addresses this need by providing funds to nonprofit organizations serving homeless individuals and households. In addition, infrastructure improvements, mostly in underserved communities, will help to foster safe and decent living environments for the residents of Charleston County.

Throughout the COVID-19 pandemic, Community Development has also tried to meet underserved needs through CARES Act funding provided by HUD.

- Round 1: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,090,016 and the Emergency Solutions Grant (ESG)-CV in the amount of \$535,900.
- Round 2: For Emergency Solutions Grant (ESG)-CV in the amount of \$890,215.
- Round 3: For the Community Development Block Grant (CDBG)-CV in the amount of \$1,793,877

Below are outcomes associated with these 3 rounds of funding from 7/1/2020 through 6/30/2021:

CDBG-CV

- **Food Bank:** 42,474 individuals
- **Hotel/Motel vouchers:** 19 households
- **Legal Services:** 115 individuals
- **Meals on Wheels:** 59 individuals
- **Prescription Assistance:** 44 individuals
- **Rent/mortgage/utility assistance:** 584 households

ESG-CV

- **Homelessness prevention:** 132 households
- **Rapid Rehousing:** 89 households
- **Shelter:** 226 individuals

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

CDBG and HOME construction and rehabilitation projects continued to be impacted by the pandemic during the PY 20 Program Year. CDBG and HOME Sub-Recipients resumed operations on a limited basis with projects restricted to external rehabilitation/repair or projects which posed the least risk and/or interaction between homeowners and/or tenants. Community Development compliance staff participated in the 4 week Lead Safe Housing Rule Training/webinar series sponsored by HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH). The knowledge obtained was utilized to evaluate CDBG and HOME Sub-Recipients' current LBP Hazard practices and project management and also to identify future technical assistance/guidance needed to promote regulatory compliance. At the conclusion of the webinar Community Develop staff contacted Sub-Recipients and communicated the availability of HUD OLHCHH resources. Specifically, Sub-Recipients lacking consistent implementation of LBP Hazards oversight were contacted, LBP Hazard project management deficiencies were discussed and plans to address deficiencies were identified to ensure improved compliance.

Lead based paint hazards project management continues to be an area requiring on-going technical assistance, project analysis and monitoring. Community Development continues to offer Environmental Protection Agency (EPA) and HUD endorsed lead resources while also securing HUD guidance pertaining to regulatory interpretation in an effort to increase Sub-Recipients' knowledge and skills competency. Supports and oversight in the following areas were implemented: Community Development staff review the Sub-Recipients' work writes-ups/ projects' scope of work, reviews of documentation supporting the approach to lead hazards reduction and reviews of lead risk assessments, analysis of procurement documents, and audits of participant disclosures/lead notifications continue to be conducted.

Desktop monitorings are being conducted to ensure adherence to Lead Safe Housing Rule (LSHR) requirements. Reimbursement of construction related expenditures also require sufficient documentation and evidence of Lead based paint hazards project management compliance when projects are subject to the LSHR. Charleston County Community Development staff continues to identify LSHR training resources available to HOME and CDBG Sub-Recipients. We routinely evaluate available resources in order to identify training models which would assist Sub-Recipients in developing knowledge and skills competency needed to ensure LSHR project management. Charleston County Community Development continues to enforce the Lead Assessors Procurement Process. In collaboration with the Charleston County Procurement Department, Community Development advertises their Request for Qualifications (RFQ) and maintains a list of approved Lead Hazards Assessors. Sub-Recipients are also encouraged to identify Lead Hazards Assessors as a means to expand the list of qualified Assessors interested in working with CDBG and HOME funded projects. The list of approved Lead Hazards Assessors along with invoicing document ensures that all CDBG repair and HOME funded rehabilitation projects are operating under uniform and County endorsed procurement practices.

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

Some of the actions taken to reduce poverty are as follows: (1) Through the use of collaborative partnerships, provided additional and improved housing by engaging in the rehabilitation and creation of housing; (2) Through the County's partnering institutions, provided persons who are at-risk of becoming homeless with rapid re-housing, rental, mortgage and/or utility assistance; and, (3) Funded partners that assisted homeless individuals and households with overnight shelter.

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

Charleston County's Community Development Department continues to improve its processes and programs by participating in HUD-sponsored training and other training activities that increase our capacity to deliver superior service to low and moderate income citizens in Charleston County. The number of clients serviced under each program has increased and in most cases has exceeded the annual goal established in the County's Consolidated Plan. The Department is also building its capacity by continuing to partner with nonprofit housing and public service providers as well as engaging professional services (e.g., well drilling) when necessary to ensure that the needs of the community are being addressed. The Department is fortunate to have a Community Development Advisory Board to assist it in making funding decisions and meeting the needs of the community.

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

Charleston County has targeted significant CDBG and HOME resources for its housing partners to build affordable housing and rehabilitate existing units and owner-occupied homes. The County will continue to work with its partners to encourage affordable housing. Throughout the year, Community Development (CD) staff holds meetings with subrecipients to discuss HUD compliance and streamlining activities.

In addition, County staff communicate with the Charleston County Housing and Redevelopment Authority to better partner. Recently, CD staff have been in communication with the CCHRA Executive Director and Board members as well as attended CCHRA Board meetings.

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

See Appendix C - Fair Housing Outcomes for more information.

CR-40 - Monitoring 91.220 and 91.230

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

The pandemic continued to restrict and limit site based monitoring of repair, rehabilitation and new construction projects. Charleston County Community Development continues to monitor aspects of procurement, eligibility and financial oversight of projects while adhering to prescribed and mandated public safety protocols implemented in response to the pandemic. Community Development modified the monitoring procedures to ensure that the following monitoring elements were maintained:

Accurately Assessing Risk

The Primary Tenants of Monitoring utilizes a risk assessment model with project scoring to determine the Sub-Recipients' monitoring level for the program year. Risk variables analyzed include, organizational capacity/experience, demonstrated performance, documented program compliance (i.e., prior year monitoring status or findings) and current funding amount(s). The Risk Analysis Model is inclusive of an assessment scale, which provides the basis for evaluating risks and subsequently ranking projects in categories ranging from "high to low risk".

Identifying Technical Assistance Needs

Sub-Recipients receive trainings and support in areas of policy and procedures review and development, review of program design and recommendations for managing grant-funded services and most importantly, incorporating regulatory elements into program operations. Offering Sub-Recipients technical assistance sessions has been an effective strategy promoting Sub-Recipients' enhanced performance and grant management competency, resulting in increased regulatory compliance.

Evaluating Performance Capacity

Timeliness of Expenditure Reporting

All reimbursement requests undergo a rigorous review; cost allowability, beneficiary eligibility, procurement/pricing practices, and cost reasonableness are all examined as are timeliness of expenses. These elements continue to be a critical indicator as we are constantly examining organizational performance capacity of newer Sub-Recipients and the sustained capacity of more veteran Sub-Recipients who have expanded their service focus and services areas.

Timeliness and Accuracy of Progress Reporting

The review and analysis of monthly/quarterly progress reports enables County staff to conduct an “early intervention”, to address problems, and to develop strategies to ensure regulatory compliance as well as compliance with the Sub-Recipient agreement. The monitoring of expenditures and progress reporting is a valuable tool that aids in establishing the framework to develop and implement meaningful and appropriate levels of technical assistance.

Charleston County Community Development is responsible for the administrative oversight of the City of North Charleston Urban Entitlement grant funded projects, and while the award amounts tend to be smaller, it continues to be necessary to ensure that the Risk Analysis Model annually evaluates performance variables associated with grants awarded in the \$5,000-\$10,000 range. These grants would typically score as “low risk” and not meet the established criteria or be subject to a site monitoring or desktop review. The risk model was amended to include pre-contract technical assistance (for Sub-Recipients who are new to the Urban Entitlement funding arena), and formal performance reviews with written reports. The performance reviews primarily affect the smaller grants awarded but can be applied to any level of funding.

Oversight of Construction Management

Community Development continues to require the submission of Before, During and After photos along with eligibility documentation as a condition for all CDBG and HOME Emergency Repair reimbursement payments. The resulting desktop review has enabled Community Development staff to evaluate Sub recipients’ performance capacity and address faulty construction standards during the pandemic..

Minority Business Outreach - The Small Business Enterprise (SBE) program is the small-business development component of Charleston County's Contracts and Procurement Department. The SBE Program is race and gender neutral with an emphasis on assisting small companies to achieve maximum exposure to the public procurement process. Urban Entitlement Sub-Recipients are encouraged to utilize the small business companies providing services and/or supplies that are consistent with their grant-funded activities. Charleston County Community Development assists with facilitating dialogues between Sub-Recipients, the Procurement Department and small-business companies. The Community Development Department continues to implement strategies to promote Sub-Recipients' awareness and compliance with Section 3 mandates and continues to work collaboratively with the Charleston County Disadvantaged Business Enterprise (DBE) Program to identify and register Section 3 firms.

SECTION 3, which is a provision of the HUD Act of 1968, requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Charleston County Sub-Recipients are required to ensure compliance with Section 3 mandates. During PY 20 the Community Development Department continued to promote Section 3 initiatives, regrettably several of the smaller Section 3 firms paused operations. Community Development continues to serve as the point of contact for firms seeking information on the Section 3 Program and the availability of HOME and CDBG procurement opportunities. Charleston County DBE

ProgramThe DBE Program was created to ensure nondiscrimination in the award of federally assisted contracts. The DBE Program assists in the development of Disadvantaged Business Enterprises, in order to increase their competitiveness in the market place. The DBE Program creates a level playing field on which DBEs can compete fairly for US Department of Transportation (US DOT) contracts and other federally assisted contracts. The DBE aims to enhance and maximize participation of minorities and women in contracting and procurement. Firms and individuals receiving DBE assistance are now being referred to Community Development to determine the firm/individuals' interest and Section 3 eligibility. Community Development provides individualized information sessions to discuss the Section 3 self-certification and registration requirements. Charleston County Urban Entitlement Sub-Recipients' use of the Section 3 online database during their procurement of HUD funded services and products is routinely reviewed by Community Development staff. In an attempt to assist Section 3 firms expand their performance capacity Sub-Recipients have been offering Section 3 firms with feedback and mentoring to increase their marketing and responsiveness to bid/pricing/procurement opportunities. In accordance with Sections 3 mandates and the DBE initiative the availability of the Section 3 Business Registry and DOT funded employment/ On the Job Training (OJT) opportunities are made available to residents who reside in public housing. Monitoring Schedule See Appendix B for the PY 2020 Monitoring Schedule.

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

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

Charleston County Community Development conducted the following actions prior to submission of the 2020 CAPER. The public review and comment period will be held August 31, 2021 - September 15, 2021.

- A public hearing was held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, Septemeber 14, 2021. No comments.
- A public notice was published in the Post and Courier, the area's widest circulated newspaper to announce the availability of the CAPER for public review and comment.
- A draft copy of the CAPER was made available on the County's website <https://www.charlestoncounty.org/departments/community-development/index.php> for public review.
- A draft copy of the CAPER was made available in the Community Development Department located in the Public Services Building on Bridge View Drive.
- Written comments will be accepted as outlined in the Citizen Participation Plan.

CR-45 - CDBG 91.520(c)

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

Some projects have been delayed as a result COVID-19 closures and delays. The Community Development Department will continue working with subrecipients to move projects forward.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

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

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

The Charleston County Community Development 2020 annual monitoring plan identified all HOME-funded rental projects as being subject to an annual on-site monitoring; as such all properties currently under affordability requirements have been scheduled to be monitored during PY20. This Monitoring plan exceeds the rental inspection requirements as identified at 24 CFR 92.504(d). During the affordability period, the rental inspections include a review of the tenants' re-certification and verification of the information provided on the HUD mandated "*Property Owner Annual Certification of Habitability*". The "*Property Owner Annual Certification of Habitability*" is collected in December of each year and certifies that the owner of HOME-funded rental properties has determined that their HOME-funded rental property is suitable for occupancy as defined by local, state and health and safety ordinances, requirements and regulations. Additionally, the reviews documents the owners' record of property inspection(s), oversight of property maintenance and adherence to acceptable Housing Quality Standards (HQS) as defined by HUD.

The onset of COVID-19 has required revisions to the monitoring plan. During the initial months of the pandemic Sub recipients undertaking HOME Owner Occupied Rehabilitation and HOME Rental Rehabilitation projects involving interior construction services ceased operations as they developed practices which ensured citizens, staff's and contractors' safety and protection. During the pandemic Community Development will continue to closely evaluate and revise its monitoring schedule to ensure that unnecessary risks and exposure are avoided. Nineteen (19) HOME-funded rental units were inspected as of July 31, 2020. Throughout the year, the Community Development Department receives and reviews copies of HOME lease renewals and new rental unit lease-ups. We use this opportunity to provides technical assistance and discuss the HOME owners' property management oversight and strategies to address consistent implementation of HQS. Owners of HOME- funded rental units also submit documentation of their attempts to resolve/remedy re-occurring tenant lease violations. The older of the Charleston County HOME-funded rental projects, Lincolnville Gardens, is a project which was originally managed by Charleston County Housing and Redevelopment Authority. The senior housing project which includes 39 rental units, has satisfied the 20 year Affordability term for new rental construction .,

The Community Development Department continues to assess staff capacity and performance of owners and property management representatives affiliated with HOME-funded rental projects, thereby ensuring that HOME regulations and the Affordability Period requirements are understood. In doing this,

we are protecting the HOME investment and ensuring that the HOME-assisted rental units do not fall into conditions of disrepair. Instructional programming was designed to provide tenants with housekeeping, energy conservation/weatherization and maintenance skills; unfortunately due to COVID 19 outreach programming planned during National Community Development Week (April 13-17, 2020) was cancelled. Enhancing tenants' skill level in the areas of housekeeping and home maintenance continues to be an on-going need. Strategies to address the knowledge deficits will be responded to jointly by Charleston County Community Development and the owners of County HOME-funded rental projects as protecting the HOME investment and preventing blighted conditions is a shared responsibility.

See Appendix B for table of inspections.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Sufficient evidence of Affirmative Marketing and Minority Outreach efforts has been provided by owners of HOME-assisted rental projects; specifically rental projects consisting of five or more units. Affirmative Marketing and minority outreach practices and adherence to the Community Development Affirmative Marketing requirements are reviewed annually in coordination with the scheduled HOME rental project inspections. Owners of HOME-assisted homebuyer projects will receive technical assistance to ensure compliance with HOME regulatory requirements and implementation of Affirmative Marketing standards as outlined in the Charleston County HOME Program Operating and Procedures Manual.

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

\$3,850 of the program income went into an owner-occupied rehabilitation project. The owner of the home is African American and is 60-80% AMI.

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

The County has also worked with partnering agencies to maintain affordable housing by repairing 53 homes, rehabilitating 4 vacant units for rental and 4 owner-occupied units, and construction of 2 units for rent in PY2020. Also see Appendix C.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	CHARLESTON COUNTY
Organizational DUNS Number	073728248
EIN/TIN Number	576001289
Identify the Field Office	COLUMBIA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Charleston/Low Country CoC

ESG Contact Name

Prefix	Mrs
First Name	Eula Jean
Middle Name	0
Last Name	Sullivan
Suffix	0
Title	Community Development Director

ESG Contact Address

Street Address 1	4045 Bridge View Drive, Suite C216
Street Address 2	0
City	North Charleston
State	SC
ZIP Code	29405-
Phone Number	8432026971
Extension	0
Fax Number	0
Email Address	jsullivan@charlestoncounty.org

ESG Secondary Contact

Prefix	Dr
First Name	Anna
Last Name	Eskridge
Suffix	0
Title	Program Manager
Phone Number	8432026986

Extension 0
Email Address aeskridge@charlestoncounty.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2020
Program Year End Date 06/30/2021

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

Subrecipient or Contractor Name: Florence Crittenton Programs of South Carolina
City: Charleston
State: SC
Zip Code: 29403, 3612
DUNS Number: 834136410
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 55460

Subrecipient or Contractor Name: One Eighty Place
City: Charleston
State: SC
Zip Code: 29403, 4525
DUNS Number: 960375996
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 73296

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	13,140
Total Number of bed-nights provided	8,312
Capacity Utilization	63.26%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Housing Stability

GOAL: 98% exit to stable housing

Total Income Measure

GOAL: 16% increase their income from any source

Earned Income Measure

GOAL: 8% increase their earned income

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	37,561	34,319	72,794
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	24,378	10,977	25,703
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	61,939	45,296	98,497

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	0	0	0
Operations	74,481	45,814	73,296
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	74,481	45,814	73,296

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	0	0	0
HMIS	15,000	15,000	15,000
Administration	0	0	11,655

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020
	151,420	106,110	198,448

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	27,467
State Government	0	0	0
Local Government	0	0	0

Private Funds	113,481	84,814	62,926
Other	60,000	54,018	88,296
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	173,481	138,832	178,689

Table 30 - Other Funds Expended on Eligible ESG Activities

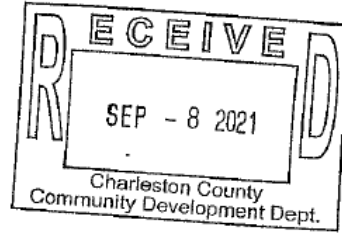
11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	324,901	244,942	377,137

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment Appendices

APPENDIX A PUBLIC NOTICE AND PUBLIC COMMENTS



CHARLESTON COUNTY PROCUREMENT
4045 BRIDGE VIEW DRIVE SUITE B-270
NORTH CHARLESTON SC 29405-7464
Att: Ewendolyn Parrilla

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of


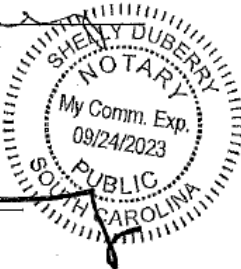
(copy attached)

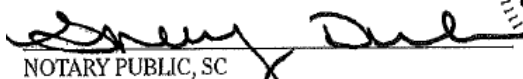
appeared in the issues of said newspaper on the following day(s):

08/30/21 Mon PC
08/30/21 Mon CNW

at a cost of \$120.72
Account# 103042
Order# 1956708
P.O. Number:

Subscribed and sworn to before me this 30th day of August A.D. 2021


advertising clerk



NOTARY PUBLIC, SC
My commission expires

PLEASE NOTE: THE TEXT OF THE PUBLIC NOTICE IS ALSO INCLUDED ON THE NEXT PAGE

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER): Charleston County is submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD for approval. The PY 2020 CAPER provides an opportunity to evaluate Charleston County's progress in carrying out priorities and specific objectives identified in its Consolidated Plan and its PY 2020 Annual Action Plan. All interested parties are encouraged to attend a public hearing on Tuesday, September 14, 2021 at 6:30 pm in Charleston County Council Chambers, located on the 2nd Floor of the Lonnie Hamilton Public Service Building, 4045 Bridge View Drive, North Charleston, South Carolina. Starting on August 31, 2021, a draft of the CAPER may be reviewed at www.charlestoncounty.org/departments/community-development/ and can also be reviewed at the address below. The CAPER will be submitted to the U.S. Department of Housing and Urban Development on or before September 30, 2020. Those interested in submitting written statements have until September 15, 2021. Comments should be directed to Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, 4045 Bridge View Drive, Suite C216, North Charleston, SC 29405, AEskridge@charlestoncounty.org, Telephone (843) 202-5960.

ADF 1956708

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER):

Charleston County is submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD for approval. The PY 2020 CAPER provides an opportunity to evaluate Charleston County's progress in carrying out priorities and specific objectives identified in its Consolidated Plan and its PY 2020 Annual Action Plan. All interested parties are encouraged to attend a public hearing on Tuesday, September 14, 2021 at 6:30 pm in Charleston County Council Chambers, located on the 2nd Floor of the Lonnie Hamilton Public Service Building, 4045 Bridge View Drive, North Charleston, South Carolina. Starting on August 31, 2021, a draft of the CAPER may be reviewed at www.charlestoncounty.org/departments/community-development/ and can also be reviewed at the address below. The CAPER will be submitted to the U.S. Department of Housing and Urban Development on or before September 30, 2021. Those interested in submitting written statements have until September 15, 2021. Comments should be directed to Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, 4045 Bridge View Drive, Suite C216, North Charleston, SC 29405, AEskridge@charlestoncounty.org, Telephone (843) 202-6960.

PUBLIC COMMENTS:

A public notice was published in the Post and Courier, the area's widest circulated newspaper to announce the availability of the CAPER for public review and comment. The public review and comment period held August 30, 2021 – September 15, 2021. No comments received.

A public hearing was held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, September 14, 2021. No comments received.

**APPENDIX B
TABLES FOR CR-40 AND CR-50**

CR-40 - Monitoring Tables

2019 MONITORING SCHEDULE

On- Site

Date Monitored	Sub recipient	Award	Funding Type
<p>In response to COVID 19, on site monitoring visits were cancelled effective March 2020 and have not resumed due to Sub recipients' workplace restrictions and safety precautions/interventions in place to prevent the spread of the virus. Community Development continues to utilize Desk top reviews and virtual meeting formats to evaluate Sub recipients' performance capacity, contract management and adherence to regulatory requirements.</p>			

Desktop Performance Review

Date Monitored	Subrecipient	Award	Funding Type
6/22/2021	My Sisters House	\$27,141	ESG PY 19

CR-50 – HOME – Tables

Date Monitored	Organization	Location	Award/Year
<p>The Property Owner Annual Certification of Habitability for HOME-Assisted Rental Projects continues to be collected at the end of each calendar year. Owners of HOME-Assisted Rental projects and their respective Property Management firms are contacted to discuss unit habitability and Housing Quality Standards (HQS). With the limited ability to safely conduct on-site inspections, this document has been utilized to generate discussion pertaining to HQS requirements during the Affordability periods.</p>			

**APPENDIX C
FAIR HOUSING OUTCOMES**

PY2020 CAPER
Community Development Department
Fair Housing Outcomes

2020 Impediment Status Report

Analysis of Impediments to Fair Housing:

In 2016, Charleston County, the City of Charleston, and City of North Charleston released an updated Analysis of Impediments (AI) to Fair Housing to go along with the PY16-20 Consolidated Plan. The AI includes a list of sample strategies and measures that can be used to assess progress in mitigating impediments to fair housing for each key issue. While not every example strategy/measure is addressed (as they are suggested approaches), this appendix to the CAPER for Charleston County summarizes the efforts the County and/or community partners took to address Fair Housing issues.

Impediment 1: Lack of Fair Housing Awareness

- Strategy: Distribution of fair housing materials; and,
 - Strategy: A record of presentations and meetings with local governments, real estate professionals, housing property managers and housing developers
- Actions/Outcomes to Address Strategies:*
- Roundtable Discussions:
Roundtable discussions were held to discuss what needs to be prioritized through HUD funding over the next 5 years. Part of these meetings was dedicated to the topic of Fair Housing.
 - Roundtables were held virtually via Zoom. Call-in phone numbers were also available for each meeting for those without internet access. The same information was presented at each meeting.
 - Not including staff, 36 different individuals in total attended the four roundtables. These individuals represented non-profits, private companies, local and state government, utilities (water/sewer, internet), the library, the school district, a housing authority, and a neighborhood association; in addition, an elected official and individual citizens also attended. Here are the dates the roundtables were held:
 - Tuesday, July 28, 2021 at 2 PM
 - Thursday, July 30, 2021 at 10 AM
 - Monday, August 3, 2021 at Noon
 - Wednesday, August 5, 2021 at 5:30 PM
 - The summary of the Fair Housing discussion was that more awareness/education is needed
 - Fair Housing booklets are displayed and available for community members in the County Community Development office.
 - Celebration of Fair Housing month in April 2021 by Charleston County. Invited Charleston Trident Urban League to County Council meeting as a thanks for providing the community with Fair Housing related services.
- Strategy: Fair Housing complaints referred to the South Carolina Fair Housing Center, the SC Human Affairs Commission and the HUD Office of Fair Housing and Equal Opportunity
- Actions/Outcomes to Address Strategy:*
- The Community Development Department has an internal process to refer calls to the South Carolina Fair Housing Center, the SC Human Affairs Commission, and the HUD Office of Fair Housing and Equal Opportunity. However, no callers were referred to the SC Human Affairs Commission due to Fair Housing issues in PY20. Because of the partnership with Charleston Trident Urban League, callers are contacting that organization instead.
- Strategy: Frequent review of complaints logged by partner agencies
- Actions/Outcomes to Address Strategy:*
- Work with Charleston Trident Urban League to provide the following services:
 - Operate Fair Housing hot line to handle questions and complaints about housing discrimination and landlord/tenant

- Provide fair housing and landlord/tenant services
- Conduct client intake, document/process discrimination complaints and refer enforcement proposals to SC Human Affairs Commission
- In PY2020, 84 individuals were assisted through Charleston Trident Urban League's Fair Housing hot line.

In addition to the measures mentioned previously, on May 24, 2019, the Supreme Court of SC created a Housing Court in the Charleston County Magistrate Court. There is a significant need to provide access to legal representation to tenants in Charleston County facing eviction. Here is data from 2020 and January - July of 2021:

- In 2020, 74% of cases resulted in the tenant not being evicted
- In January/February 2021, 99% of cases resulted in the tenant not being evicted. In March-July 2021, 92.8% of cases avoided eviction.

Impediment 3: Affordability

- Strategy: Increased number of affordable housing units developed or maintained.
 - Actions/Outcomes to Address Strategy:*
 - In PY2020, Charleston County provided support of affordable housing using HOME funds for the construction of 2 rental units, and rehabilitation of 4 vacant units to rent and 4 owner-occupied units.
 - In PY2020, completed 53 emergency repair projects to assist low-income, elderly, and LMI homeowners maintain their homes and stability in neighborhoods.
- Strategy: Increase in the number of TBRA, Section 8 or VASH vouchers available to low-income residents.
 - Actions/Outcomes to Address Strategy:*
 - In PY2020, 17 households received rapid re-housing assistance.
 - Charleston County received \$12.4 million in the first round of Emergency Rental Assistance Funding from U.S. Treasury in 2021.
 - Provided almost \$3 million to 478 households from April 12 – June 30, 2021

Impediment 5: Not In My Backyard (NIMBY)

- Strategy: Increased availability of housing for lower income families.
 - Actions/Outcomes to Address Strategy:*
 - In PY2020, Charleston County provided support of affordable housing using HOME funds for the construction of 2 rental units, and rehabilitation of 4 vacant units to rent and 4 owner-occupied units.
 - In PY2020, completed 53 emergency repair projects to assist low-income, elderly, and LMI homeowners maintain their homes and stability in neighborhoods.
- Strategy: Decreased public opposition towards affordable, workforce, and multifamily housing.
 - Actions/Outcomes to Address Strategy:*
 - Charleston County Council is about to undertake an effort to create a Comprehensive Affordable Housing Plan.

Impediment 6: Poverty Rates – Extremely Low Income

- Strategy: Support agencies that provide workforce development programs and continuing education courses.
- Strategy: Invest in efforts and partnerships that aim at revitalizing concentration areas and improving communities across multiple fronts – housing, education, infrastructure, education, etc.
- Strategy: Increased public investment dollars into distressed minority concentration areas (affordable housing units, public services, etc.).
 - Actions/Outcomes to Address Strategy (related HUD-funded projects discussed below):*
 - Rehabilitation (vacant units to rent)
 - \$248,724.73
 - Outcomes – 4 households: African American/Black 100%

- New Housing Construction (2 rental)
 - \$211,282.00
 - Outcomes – 2 households: African American/Black 100%
- Trident Literacy Association
Provide individualized small class instruction in literacy and workplace skills training to impoverished, under-educated, under or unemployed adults.
 - \$17,500
 - DEMOGRAPHICS: African American/Black: 51%; Asian: 2%; White: 45%; Native Hawaiian/Pacific Islander: <1%; Multi-racial: 2%; Hispanic: 29%
 - OUTCOMES: 136 individuals
- Humanities Foundation
Provide emergency assistance to LMI households to prevent homelessness.
 - \$22,500
 - DEMOGRAPHICS: African American/Black: 91%; White: 8%, Multi-racial: 1%
 - OUTCOMES: 59 households
- Charleston County Community Development Well/Septic/Connection Program
Provide clean water and sanitary wastewater by either upgrading failing wells and septic systems or connecting LMI households to existing infrastructure
 - \$365,147
 - OUTCOMES: 70 upgrades, maintenance, and/or connections for LMI households
- Mount Pleasant Waterworks: septic connections for the Snowden Community
 - \$94,900
 - OUTCOMES: 8 septic connections for LMI households (87% African American, 13% White)
- Sidewalks
Sidewalks installed in LMI neighborhoods to increase connectivity and access to public transportation, schools, and employment
North Charleston:
 - Garfield Street (ST Simmons to Baker), 825 LF
 - Meadow Avenue (Sumner to Remount), 1300 LF
 - Falla (Louise to Charlene), 330 LF

Additionally, the Charleston County Economic Development, Procurement, and Community Development Departments will continue to actively engage small businesses to do business in and with the County. The County also offers access to many programs, services and incentives that are available to existing as well as new businesses in Charleston County such as:

- Financial incentives, grants & loans
- Workforce recruitment, testing, and training
- International trade consulting
- Entrepreneur resource referrals
- Outreach by the Small Business Enterprise (SBE) Program
- Business counseling through SCORE

Small Business Enterprise Program: Charleston County Contracts and Procurement Department manages the Small Business Enterprise Program to help firms desiring to work on Charleston County opportunities in the areas of construction, architecture and engineering, professional services, and goods and supplies. Support services are provided for small firms in an array of fields:

- Outreach
- Technical Assistance
- Business development program
- Business related workshops
- Notification of upcoming contracting opportunities
- Notification of upcoming outreach and networking events

Section 3: Section 3, which is a provision of the HUD Act of 1968, requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Charleston County Sub-Recipients are required to ensure compliance with Section 3 mandates. During PY 20 the Community Development Department continued to promote Section 3 initiatives, regrettably several of the smaller Section 3 firms paused operations. Community Development continues to serve as the point of contact for firms seeking information on the Section 3 Program and the availability of HOME and CDBG procurement opportunities

Charleston County DBE Program: The DBE Program was created to ensure nondiscrimination in the award of federally assisted contracts. The DBE Program assists in the development of Disadvantaged Business Enterprises, in order to increase their competitiveness in the market place. The DBE Program creates a level playing field on which DBEs can compete fairly for US Department of Transportation (US DOT) contracts and other federally assisted contracts. The DBE aims to enhance and maximize participation of minorities and women in contracting and procurement. Firms and individuals receiving DBE assistance are now being referred to Community Development to determine the firm/individuals' interest and Section 3 eligibility. Community Development provides individualized information sessions to discuss the Section 3 self-certification and registration requirements. Charleston County Urban Entitlement Sub-Recipients' use of the Section 3 online database during their procurement of HUD funded services and products is routinely reviewed by Community Development staff. In an attempt to assist Section 3 firms expand their performance capacity Sub-Recipients have been offering Section 3 firms with feedback and mentoring to increase their marketing and responsiveness to bid/pricing/procurement opportunities. In accordance with Sections 3 mandates and the DBE initiative the availability of the Section 3 Business Registry and DOT funded employment/ On the Job Training (OJT) opportunities are made available to residents who reside in public housing.

HOME match report

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 12/31/2012)

						Match Contributions for Federal Fiscal Year (yyyy) 2021		
Part I Participant Identification		1. Participant No. (assigned by HUD)		2. Name of the Participating Jurisdiction Charleston County Government		3. Name of Contact (person completing this report) Jean Sullivan		
5. Street Address of the Participating Jurisdiction 4045 Bridgeview Drive						4. Contact's Phone Number (include area code) 843-202-6971		
6. City North Charleston		7. State SC		8. Zip Code 29445				
Part II Fiscal Year Summary								
1. Excess match from prior Federal fiscal year						\$	1,926,930	
2. Match contributed during current Federal fiscal year (see Part III.9.)						\$	203,774	
3. Total match available for current Federal fiscal year (line 1 + line 2)							\$ 2,130,704	
4. Match liability for current Federal fiscal year							\$ 129,300	
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)							\$ 2,001,404	
Part III Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
01-CHDO-2061-17	06/30/2021	91,711	0	0	0	0	0	91,711
01-HOME-2097-19	06/30/2021	15,250	0	0	0	0	0	15,250
01HOME2155215620	06/30/2021	18,241	0	0	0	0	0	18,241
01CHDO2100210119	06/30/2021	77,897	0	0	0	0	0	77,897
01CHDO2104210519	06/30/2021	675	0	0	0	0	0	675

Name of the Participating Jurisdiction								Federal Fiscal Year (yyyy)
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

- Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]
2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
 3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
 4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]
 5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
 6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
 7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
 8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.
 9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.
- Ineligible forms of match include:**
1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
 2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
 3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
 4. Sweat equity [§92.220(b)(4)]
 5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
 6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
 7. Administrative costs

