



**SANTEE  
LYNCHES**

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*Regional Council of Governments*

## **2021 Consolidated Annual Review and Performance Report (CAPER)**

Santee-Lynches Regional Council of Governments  
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## Table of Contents

CR-05 - Goals and Outcomes .....	3
CR-10 - Racial and Ethnic composition of families assisted .....	6
CR-15 - Resources and Investments 91.520(a) .....	8
CR-20 - Affordable Housing 91.520(b) .....	14
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	16
CR-30 - Public Housing 91.220(h); 91.320(j) .....	19
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) .....	20
CR-40 - Monitoring 91.220 and 91.230 .....	24
CR-50 - HOME 91.520(d) .....	26
CR-58 – Section 3.....	27

## **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 Sumter County Regional HOME Consortium (SCRHC) is the lead entity for the HOME Consortium and is the direct recipient of HOME funds. The Santee-Lynches Council of Governments (LSCOG) administers the HOME funds and the Consortium on the County's behalf. SCRHC's 2021 program year ran from April 1, 2021 to March 31, 2022. In PY 2021, the HOME Consortium received \$768,444 in HOME program funds and expended \$135,076 from TBRA and admin of the program. In addition to TBRA, the remaining unspent funds have been programmed for housing rehab, housing development and homebuyer assistance and the Consortium anticipates these activities to be completed in upcoming years.

TBRA activities are ongoing, and have not yet been completed in PY 2021. At this time, there are two open activities #754 and #772 for a total of 18 LMI households that have received or are currently receiving assistance through rental assistance. HOME only reports accomplishments to the CAPER when the activities have been marked completed. As these activities are still open, they will be reported in the following CAPER report.

**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
Homebuyer Assistance	Affordable Housing	HOME	Direct Financial Assistance to Homebuyers	Households Assisted	5	0	0.00%	5	0	0.00%
Housing Development	Affordable Housing	HOME	Homeowner Housing Added	Household Housing Unit	1	0	0.00%	1	0	0.00%
Preservation of Existing Housing Stock	Affordable Housing	HOME	Rental units rehabilitated	Household Housing Unit	4	3	75.00%	4	0	0.00%
Preservation of Existing Housing Stock	Affordable Housing	HOME	Homeowner Housing Rehabilitated	Household Housing Unit	9	0	0.00%	9	0	0.00%
Program Delivery	Program Administration	HOME	Other	Other	1	1	100.00%	1	0	0.00%
Tenant Based Rental Assistance	Affordable Housing	HOME	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	4	20.00%	20	0	0.00%

**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.**

In the Consortium’s 2020-2024 Consolidated Plan, the identified priority needs were Rental Rehabilitation, Tenant Based Rental Assistance (TBRA), Homebuyer Assistance, New Construction Rental, New Construction Ownership, and Owner Occupied Housing Rehab. In recent years, the Consortium has focused on priorities that emphasizes TBRA and rental rehab and new construction. It is anticipated that these priorities will benefit a greater number of area residents, and will synchronize with other regional efforts, such as workforce development, elder support, and community revitalization. 100% of the SCRHC HOME activities benefited low- to moderate-income (LMI) households. Unfortunately, at this time only TBRA has been started and the Consortium will continue to identify new activities that address other focus needs in the Consolidated Plan period. For PY 2021, TBRA activities provided assistance to 18 LMI households. This activity is still open so these accomplishments are not reported in the goals table above. The expenditures for the HOME program in PY 2021 were:

TBRA: \$ 14,078.46

HOME Admin: \$ 120,997.87

Total: \$ 135,076.33

The SCRHC is working towards certifying additional CHDOs in order to accomplish the goal of preservation of existing housing stock. Also, in regards to the TBRA program, the Consortium is continuing to partner with SC Works and the region's technical college (Central Carolina Technical College) as well as with other area social service providers to identify candidates.

## 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)

	HOME
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>0</b>
Hispanic	0
Not Hispanic	0

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

### Narrative

HOME program accomplishments are only counted if the activity has been completed in the program year. In PY 2021, there were no activities completed as reported by the PR-23 Summary of Accomplishments. The Consortium however has been working with TBRA rental assistance, and will be reporting these accomplishments in the upcoming program year.

#### *Housing Needs Assessment*

The Needs Assessment (NA) in the 2020-2024 Consolidated Plan, assesses if any racial/ethnic group by income category has a disproportionate need in the area with regards to: 1.) housing problems, 2.) severe housing problems and 3.) housing cost burden. Households with housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as overcrowding (more than one person per room) and cost burden (spending 30% or more of income on housing per month). Households with severe housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as severely overcrowded homes (more than 1.5 person per room) and severe cost burden (spending 50% or more of income on housing per month).

1.) Housing problems: According to the NA, Asian households had a disproportionately greater need at 0-30% AMI, 50-80%AMI, and 80-100%AMI (a non-LMI income level), although overall numbers are very low. American Indians/Alaskan Natives have a disproportionately greater need at 0-30%AMI and 50%-80% AMI and overall numbers also remain very low. No other minority groups have a disproportionately greater need for housing problems.

2.) Severe housing problem: For severe housing problems, Asian households have a disproportionately greater need at 0-30%AMI, 30-50%AMI, and 80-100%AMI (a non-LMI income level). American Indians/Alaskan Native households have a disproportionately greater need at 0-30%AMI. For Hispanic households a disproportionately greater need exists at 0-30%AMI, 30-50% AMI and 80-100%AMI (a non-LMI income level). No other minority groups have a disproportionately greater need for severe housing problems.

3.) Housing cost burden: According to the provided data in the NA, there are no racial or ethnic groups that are disproportionately impacted by cost burden or severe cost burden. Whites, Blacks/African Americans, Asians, American Indians/Alaska Natives, Pacific Islanders and Hispanics by minority group show no disproportionately greater need. However, housing cost burden is a problem for much of the Consortium area. At 0%-30% AMI, 72% or 59,530 households affected by housing cost burdens out of 82,448 households.

The Consortium will work to address the disproportionate needs of certain race/ethnic groups as described by the Needs Assessment to the beneficiary outcomes provided by the HOME program, in particular the minority groups identifies above. While these minority groups are relatively small, the Consortium will continue to make efforts to identify these households for its housing programs.

## 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
HOME	public - federal	768,444	135,076

Table 3 - Resources Made Available

### Narrative

The table above shows the resources made available through the HOME program as well as program expenditures for the program year. For HOME, there was \$768,444 in funds made available for program use. In the program year, the Consortium expended \$135,076 with funds awarded in prior years 2017, 2019 and 2020. Funds were utilized in the amount of \$14,078 for TBRA and \$120,998 for admin of the HOME program.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
HOME Consortium Area	100	100	TBRA and admin of the HOME program
Santee-Lynches Region	0	0	N/A

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The HOME Consortium will continue to distribute funded projects and programming across the four-county region to the greatest extent possible. Assistance will be provided proportionally to eligible populations in each of the four counties and each population center.

The Consortium does not allocate or target investments specifically to target geographic areas as they are allocated to address needs throughout the region. All beneficiaries however must be eligible low- to moderate-income households and reside within the HOME Consortium Area.



## 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.**

The SCRHC is currently partnering with Santee-Lynches Regional Council of Governments and local member governments to develop linkages and leveraging relationships that will provide resources to the HOME program in future years. These resources may include future financial allocations as well as commitment of real property to affordable housing initiatives.

The CHDO projects in progress during the FY 2021 program year, when completed, will leverage private loans and owner contributions with the HUD HOME funds.

### *Publicly owned land or property located within the jurisdiction used to address the needs in the plan*

The Consortium membership regularly reviews available publicly owned land and properties for viability in addressing community-wide affordable housing needs. Properties acquired by units of local government are given strong consideration for redevelopment as affordable housing in conjunction with the HOME program, where regulatory requirements allow.

In the City of Sumter and City of Camden, a recently completed initiative known as the Neighborhood Initiative Program (NIP), has resulted in acquisition of 137 lots of land (100 in Sumter and 37 in Camden) which are held by the Santee-Lynches Regional Development Corporation in partnership with both Cities. After a 3-year holding period, these properties may be considered for new housing development based on an analysis of each lot's condition and characteristics.

Further, the Consortium has engaged with the Forfeited Lands Commissions for counties in the region to determine how property that has fallen to these commissions can be re-activated for use. Those conversations are ongoing.

### *HOME Match*

Due to economic distress, SCRHC has been granted a 100% HOME Program Match Reduction from HUD from the inception of the program in 1991. An additional level of distress was realized in October 2015, when a historic flooding event occurred which resulted in severe damage to public works and housing in the region, and declaration of a federal major disaster area for much of South Carolina, including the entire SCRHC region. In October 2016, the region again faced a major disaster, as Hurricane Matthew created additional damage to infrastructure and property. The event was declared a major disaster for all four counties in the Consortium's region. In 2021 the HOME Consortium's match was reduced to zero.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**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

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	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

**Table 9 – Minority Owners of Rental Property**

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

**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	0	0
Number of Non-Homeless households to be provided affordable housing units	32	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>32</b>	<b>0</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	8	0
Number of households supported through Acquisition of Existing Units	2	0
<b>Total</b>	<b>32</b>	<b>0</b>

**Table 12 – Number of Households Supported**

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

In PY 2021, the Consortium administered TBRA rental assistance for LMI households, which are ongoing and have not yet been completed in the program year. HOME only reports accomplishments to the CAPER when the activities have been marked completed. As these activities are still open, they will be reported in the following CAPER report. At this time, there are two open activities #754 and #772 for a total of 18 LMI households that have received assistance through this program.

In addition to TBRA, the remaining unspent funds have been programmed for housing rehab, housing development and homebuyer assistance, and the Consortium anticipates these activities to be completed in upcoming years.

**Discuss how these outcomes will impact future annual action plans.**

Please see above. In addition to TBRA, the remaining unspent funds have been programmed for housing rehab, housing development and homebuyer assistance, and the Consortium anticipates these activities to be completed in upcoming years.

The Consortium will continue to support LMI households with TBRA rental assistance. It is anticipated that this activity will benefit a greater number of area residents, and will synchronize with other regional efforts, such as workforce development, elder support, and community revitalization.

In addition, the Consortium will continue to evaluate and work towards accomplishing the goals and outcomes outlined in the 2020-2024 Five year Consolidated Plan and subsequent year Annual Action Plans.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

In PY 2021, there were no households reported that were assisted with HOME funds. The Consortium works with LMI households utilizing HOME funds for TBRA rental assistance, and anticipates it will report these accomplishments in the following CAPER.

**Worst Case Needs**

While the HOME Consortium does not receive funding specifically to address homelessness needs, the programs supported by the Consortium, including owner-occupied home rehabilitation and owner-occupied new construction, new rental construction, and TBRA, are important resources for the citizens of the region that are experiencing major housing problems and potential homelessness. The Consortium, when possible, supports the organizations that provide services to homeless populations. In PY 2021, the Consortium did not receive any specific requests to assist with homeless populations.

Assistance to TBRA households is based on income eligibility, however the Consortium makes reasonable accommodations to help assist persons with a disability and the elderly. At this time, there are no households in the program that have reported having a disability or are elderly 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**

While the HOME Consortium does not receive funding specifically to address homelessness needs, the programs supported by the Consortium, such as the TBRA rental assistance program, are important resources for the citizens of the region that are experiencing major housing problems and potential homelessness.

In the Consortium area, homeless needs and activities are coordinated by the Continuum of Care, the Total Care for the Homeless Coalition (TCHC). TCHC is responsible for administering the Homeless Management Information System (HMIS), which is a locally administered, electronic data collection system that stores person-level information about clients who access the homeless service system. HMIS helps service providers in the area with vital data to help them reach out effectively to the homeless population and assess their needs. TCHC also administers the Coordinated Entry System (CES), which is a process that matches the most vulnerable homeless residents with available and appropriate housing resources. The primary goals for coordinated entry processes are that assistance be allocated as effectively as possible and that it be easily accessible.

The TCHC also conducts an annual Point-In-Time (PIT) count, which is a survey that is filled by the homeless and provides important demographic and homeless data for the area. This PIT Count is used to assess and determine services and programs for people experiencing homelessness.

In addition, Kershaw County maintains a Housing Partnership (KCHP) collaborative group which provides significant coordination for homeless needs, transitional housing, and affordable housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The HOME Consortium does not receive funding for activities concerning homelessness; however, when possible, it supports the organizations that provide services to homeless populations. In PY 2021, the Consortium did not receive any specific requests to assist with homeless populations.

The KCHP collaborative group which provides significant coordination for homeless needs, transitional housing, and affordable housing.

Several organizations that provide emergency and transitional housing in the area are United Way, New Day on Mill, Sistercare and Watertree Community Actions.



**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**

The Consortium consulted with the KCHP and TCHC in order to understand and describe the homeless population in the Consortium area during the Consolidated Plan process. It is important to note, however, that the Consortium does not receive ESG funds; therefore, its activities directly related to homelessness are limited, and because TCHC covers a service area much larger than the Consortium itself, decision-making and prioritization of activities for homeless needs is determined on a regional level.

TCHC and CoC members utilize CES to help match vulnerable persons leaving publicly supported institutions and systems of care with appropriate housing and homeless services. Using the Housing First approach, the individuals and families are assisted with rapid rehousing rental activities to avoid homelessness.

Watertree Community Actions is a private, non-profit organization committed to enhancing the social and economic self-sufficiency of low-income people in Clarendon, Kershaw, Lee, Richland, and Sumter Counties. The agency assists in preventing homelessness by providing financial assistance to help pay utility bills and avoid disconnections, as well as rental assistance to prevent evictions and to help with recurring rent.

**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 Consortium consulted with the KCHP and TCHC in order to understand and describe the homeless population in the Consortium area during the Consolidated Plan process. It is important to note, however, that the Consortium does not receive ESG funds; therefore, its activities directly related to homelessness are limited, and because TCHC covers a service area much larger than the Consortium itself, decision-making and prioritization of activities for homeless needs is determined on a regional level.

The TCHC and member CoC partners utilizes CES to help homeless individuals and families find permanent housing. CES effectively ensures that people with greatest needs are matched with appropriate housing and homeless assistance, including permanent housing placements and rapid rehousing. An effective

coordinated process entry is a critical component to any community's efforts to meet the goals of housing first as they transition to an independent living situation.

United Way of Kershaw County helps families and individuals stay in their homes by providing emergency rental and utility assistance and also assists homeless individuals secure permanent housing.

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

### **Actions taken to address the needs of public housing**

The Consortium did not allocate funding to the Sumter Housing Authority during this fiscal year. However, it does intend to facilitate collaboration efforts involving the Housing Authority and other Sumter-area housing providers and facilitators to refer those with housing needs to the appropriate provider for their specific situation.

The Consortium is working with eligible CHDOs and other organizations which may be interested in becoming CHDOs to increase the supply of affordable rental housing, creating options for public housing residents and those awaiting public housing space. These additional housing options are expected to help offset public housing needs in the area.

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

The Consortium's goal is to make information concerning homeowner opportunities through the HOME program available to residents of public housing, coordinate with public housing staff any efforts to qualify residents for homeownership, work with public housing staff to design and offer training opportunities to residents in need of financial management and other skills prior to homeownership.

### **Actions taken to provide assistance to troubled PHAs**

N/A. The Sumter Housing Authority is not designated as troubled.

## **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)**

The Consortium is comprised of multiple units of local government, including counties and municipalities. As a PJ, the Consortium does not have jurisdiction over the local policies of its members including zoning, land use or code enforcement. However, the Consortium does encourage its members to be aware of local conditions that may pose a barrier to affordable housing and address any situation that could prevent the development of affordable housing. The Consortium continues to support qualified CHDO developers who apply for HOME funding to construct affordable housing within the region. The Consortium also supports the efforts of other partners such as local chapters of Habitat for Humanity in their efforts to construct affordable housing and on education and awareness of issues surrounding affordable housing.

In addition, as units of local government in the Consortium review and update their 10-year Comprehensive Plans, the Consortium will work to ensure that those planning efforts, and any associated policy changes to land use, zoning, or other areas that affect affordable housing, will be consistent with established best practices.

Further, the Consortium is staffed by the Santee-Lynches Regional Council of Governments, which also provides transportation planning funded through the South Carolina Department of Transportation (SCDOT) and oversight for the regional transportation network provided by nonprofit organizations, including County Councils on Aging (COA), Disabilities and Special Needs Boards (DSNs), the United Way, and others. Santee-Lynches Council of Governments staff continues to participate in planning efforts and activities to promote, improve, and expand public transit in the region.

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

The Consortium encourages the support of local service providers that are currently working with the underserved in the region. This includes the local Councils on Aging that provide services and some transportation services to area seniors. The Consortium also continues to work with CHDOs and nonprofits that provide housing counseling and credit counseling to LMI families.

The Consortium is also working to facilitate collaboration among local partners and building CHDO capacity to serve the region's housing needs through private/public partnerships, wherever possible. Building the capacity of CHDOs in the area will help facilitate the use of HOME funds towards housing development and housing rehabilitation activities.

While in PY 2021, only TBRA activities have been funded, the Consortium's goal is to also provide funding for new home and apartment construction, and rehabilitation of owner-occupied and rental properties to

assist low income families in finding and/or maintaining affordable homes in the Consolidated Plan period.

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

While there were no construction or rehab activities in PY 2021, the Consortium will continue to abide by HUD regulations on lead-based paint hazards.

The following is an outline of the strategies the Consortium will institute in accordance with Federal guidelines and the Consortium's commitment to helping combat the danger of lead poisoning in children:

1. Lead-based paint risk assessments, reductions and abatements, as outlined in Federal legislation, will be required by all those participating in the HOME program or utilizing HOME program funds.
2. Property owners shall be encouraged and instructed in how to conduct preventative property maintenance to ensure that LBP hazards are not further exacerbated, i.e.,: Keeping painted surfaces intact and free of flaking, chipping or peeling paint; Maintaining walls and other surfaces in structurally sound condition; Painting periodically; and Controlling moisture and preventing water damage.
3. Provide information, education and outreach activities on lead-based paint hazard reduction through workshops and technical assistance to CHDOs and other recipients of HOME funds.
4. Continue to notify residents and owners of all houses receiving HOME assistance of the hazards of lead-based paint.
5. Coordinate efforts with SCDHEC for testing and referral when lead hazards are addressed in units which house children.

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

The activities described in this CAPER report work directly to reduce the number of poverty-level families in the region. In particular, TBRA assistance is provided to help households afford housing and have a stable place to live while working towards improving their life and economic prospects.

The emphasis of TBRA and other housing programs is to help people move out of poverty situations, rather than create a temporary solution that may not help a family or an individual to gain the foothold needed to become truly self-sufficient and financially stable. Although essential short-term direct aid such as emergency food and shelter is provided as a valuable and necessary social service by local organizations, the thrust of the policy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term. Two key components of helping people attain self-sufficiency are employment and housing. The Consortium supports the agencies that serve and support those families in poverty and will continue to use HOME funding to improve the housing conditions of those in poverty.

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

The Consortium staff continues to coordinate with various service agencies, government departments, businesses, local municipalities, and special needs boards and commissions to find opportunities to better

serve the citizens of region, and to improve the quality of life for area residents, particularly those in need of a helping hand. The Consortium staff also continues to foster these relationships to improve the success rate of the HOME program. The Consortium endeavors to establish similar collaboration initiatives in each of the remaining three counties of the Consortium, and will continue its productive relationship with the Kershaw County Housing Partnership.

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

The Consortium is working to improve coordination between social service agencies, housing providers, and private sector developers. The Consortium also seeks to leverage its resources to bring these groups to the table to discuss needs, future plans, and establish linkages and partnerships. The Housing Partnership replication plan described earlier in this section serves as the central point of emphasis for these linkages, and is the vehicle through which real estate actors, developers, community organizations, and public sector housing providers organize efforts.

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

In 2017, the Santee-Lynches COG revised its Analysis of Impediments to Fair Housing Choice (AI). The AI is designed to identify barriers to fair housing choice and affordable housing and strategies for eliminating those barriers. A set of goals were created to address each impediment that was identified in the region. Below are the goals that the Consortium will take action on.

Goal #1 - Ensure that all citizens are aware of fair housing rights and available fair housing activities and programs.

Goal #2 - Ensure that no person, regardless of race, religion, nationality, sex or familial status, is discriminated against when renting, buying or purchasing a home.

Goal #3 - Increase the affordable homeownership opportunities for low - moderate income households, in particular protected classes.

Goal #4 - Increase interagency cooperation to promote fair housing activities.

Goal #5 - Increase lending institutions involvement in minority and low income communities.

Goal #6 - Provide credit education and counseling services which are accessible to the citizens.

Goal #7 - Increase affordable home ownership opportunities for Low and Moderate income households.

Goal #8 - Monitor insurance activities to prevent redlining and unfair insurance practices.

Goal #9 - Support public policies, such as land use regulations, zoning, and code enforcement which promote safe, accessible, affordable housing for persons of Low and Moderate income and citizens with special needs.

#### *Actions Taken*

The actions to promote fair housing activities in the region build from year to year. The Consortium has continued to promote fair housing through multiple opportunities to engage the community and disseminate information. The following Fair Housing activities have been conducted in the Santee-Lynches regional area during the current Consolidated Planning period:

- Fair Housing posters and literature posted in local government offices for public review.
- Creation of Fair Housing information center in a centralized area in local government offices to distribute Fair Housing material to the general public.
- Setting up booths at festivals/events throughout the region displaying and distributing Fair Housing information to the public.
- Fair Housing Resolutions adopted and published in newspapers of local circulation.
- Fair Housing information and flyers distributed via social media channels.
- Displayed April as Fair Housing month on Sumter County Civic Center marquee.

Direct actions to increase affordable housing opportunities for LMI households in the region include TBRA rental housing assistance. It is anticipated that this assistance will benefit area residents, which will synchronize with other regional efforts, such as workforce development, elder support, and community revitalization. To date, the Consortium has assisted 18 households with TBRA rental assistance and these accomplishments will be reported in the upcoming CAPER as the activities are still ongoing.

## **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 Consortium undertakes periodic monitoring and evaluation to ensure that programs are carried out in accordance with the Consolidated Plan, written funding agreements, and HOME Program regulations. The Consortium implements its monitoring program in accordance with requirements set forth by HUD. Monitoring of the implementation of the Consolidated Plan includes periodic telephone contacts, written communications (including email correspondence), data collection, submission of reports, analysis of report findings, periodic meetings and workshops, and evaluation sessions. General procedures used when monitoring subrecipient organizations include:

- Meetings with appropriate officials including an explanation of the purpose of the monitoring process.
- Review of appropriate materials such as reports and documents that provide more detailed information on the programs and their status.
- Interviews with members of staff and the community to discuss performance.
- Visits to project sites.
- If appropriate and necessary, a closed conference with program officials.
- Provision of comments and recommendations as needed.

In case of project delays, an assessment will be made of the reasons for the delay, the extent to which the factors that caused or continue to cause the delay are beyond the organization's control, or the extent to which the original priorities, objectives, and schedules may have been unrealistic.

The Consortium administrative staff will conduct periodic monitoring of its projects and its Subrecipients and CHDOs on an on-going basis. At this time, the Consortium is working to identify and develop CHDOs which will help develop and preserve affordable housing in the region. With regard to the rehabilitation work, a rehabilitation specialist will clarify the scope of work, address day-to-day construction issues, conduct inspections to confirm work quality, and facilitate payment of contractors. The Consortium will maintain high production goals, with high homeowner satisfaction, and a minimum of contractor call backs for warranty work. The rehabilitation process will be refined with regard to public body estimates, contractor selection, and owner education. The Rehabilitation Specialist will document this process approving funds to be released, preparing punch lists, and establishing good working relationships with the contractors. This system of documentation of the process and progress on jobs will be important to provide evidence of compliance to funding sources and to defend the Consortium in the event of claims.

CHDOs with written agreements with the Consortium will be monitored regularly. The amount of project activity and any concerns or findings from previous monitoring will determine the specific frequency of monitoring.



## **Citizen Participation for the PY 2021 AAP**

Needs Assessment Public Hearings were held as follows: Sumter County - February 22, 2021, Kershaw County – February 23, 2021, Lee County – February 25, 2021, and Clarendon County – February 24, 2021. Each meeting was held in an accessible public building. No comments or feedback were received to be considered as part of the development of the AAP. The public was invited through display advertisements in local newspapers of record to participate in the Needs Assessment public hearings. Hearings were also posted on the Santee-Lynches Regional Council of Governments website, as were social media announcements. The public was also invited through a display advertisement in the Sumter Item to participate in the review process of the draft AAP by attending a public hearing scheduled on June 2, 2021 or via submission of written comments on the Plan. The Plan was available for review at the Public Hearing and there were no comments made on the plan. Copies of a working draft of the AAP are being made available for review for at least 30-days from April 30, 2021 to June 1, 2021. Comments are included as an attachment to the AAP in IDIS.

## **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.**

To adhere with the requirements for Citizen Participation for the PY 2021 CAPER, the public was notified in the local paper that the draft CAPER was available for review and comment for at least 15-days and a public hearing would be held to discuss the performance of the program. The following are a summary of the events.

**Public Comment Period:** A Summary of the Program Year's activities was made available for public review on Santee Lynches Regional Council of Governments web site and local office for 15-days. Comments were welcome and could be sent to Santee-Lynches Regional Council of Governments, 2525 Corporate Way, Suite 200, Sumter, South Carolina 29154 or via email at [sfrierson@slcog.org](mailto:sfrierson@slcog.org)

**Public Hearing:** A public hearing was held on TBA, 2022 at 7:00 PM. A presentation of the draft CAPER was made and comments from citizens were welcome.

**Disability & Translation Assistance:** The Sumter County Regional HOME Consortium and its local member governments do not discriminate on the basis of age, color, religion, sex national origin, familial status, or disability in the administration of, access to, and employment in its Federally assisted programs or activities. Any persons with questions or comments concerning access to participate may contact Sylvia Frierson, Grants Manager, at (803) 774-1988.

## **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.*

WILL BE PROVIDED

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

No actions were taken. The Consortium only provided TBRA assistance in PY 2021.

*HOME MBE/WBE*

The Consortium did not have any HOME contracts including for MBE/WBE in PY 2021.

**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**

According to the PR-09 Receipt Fund Type Detail Report, at the beginning of the reporting period there was no HOME program income (PI) funds on hand. The PR-09 also reports that there were no HOME PI funds received or expended in the program year.

**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 SCRHC homeowner occupied rehabilitation program is an important tool to preserve and maintain the regional's existing stock of affordable housing. Kershaw County Habitat for Humanity, as a developer utilizing Sumter County HOME funds, continues to work with individuals/families through a homeownership program. The SCRHC also funds rental projects throughout the region thereby adding to the stock of available affordable housing.

## CR-58 – Section 3

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

N/A. The Consortium did not have any activities that were subject to the requirements of Section 3.

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding child care.	0	0	0	0	0

Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

N/A. The Consortium did not have any activities that were subject to the requirements of Section 3. In PY 2021, the Consortium only provided TBRA services.