



**SANTEE
LYNCHES**

Regional Council of Governments

**PY 2022 Consolidated Annual Review and
Performance Report (CAPER)**

DRAFT

Santee-Lynches Regional Council of Governments
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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.

Sumter County is the direct recipient of HOME funds, and the Santee-Lynches Council of Governments (SLCOG) administers the HOME funds and the Sumter County Regional HOME Consortium (SCRHC) on the County's behalf. SCRHC's 2022 program year ran from April 1, 2022 to March 31, 2023. In PY 2022, the HOME Consortium received \$829,807 in HOME program funds and expended \$123,813 from TBRA and admin costs of the program. Unspent funds from the PY 2022 annual allocation have been programmed for homeowner and rental housing rehab and the Consortium anticipates these activities to be completed in upcoming years.

TBRA activities are still currently ongoing, and have not yet been completed in PY 2022. 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.

Although the Consortium does not have outcomes to report for housing development and preserving existing housing stock for PY 2022, SLCOG made numerous efforts to work towards these goals. During the program year, the SLCOG opened applications for homeownership and rental housing development and facilitated two application workshops. During the workshops, technical assistance was provided on HOME requirements and the application process. Additionally, the Consortium met with developers one-on-one to discuss potential projects and provide technical assistance. The Consortium also made great strides in the redevelopment of the homeowner rehabilitation program. Policies and procedures were updated and approved by the board, and the COG is processing applications for assistance. The COG is currently procuring contractors for the program and expects to begin construction in the coming months.

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%			
Housing Development	Affordable Housing	HOME	Homeowner Housing Added	Household Housing Unit	1	0	0.00%	4	0	0.00%
Preservation of Existing Housing Stock	Affordable Housing	HOME	Rental units rehabilitated	Household Housing Unit	4	0	0.00%	3	0	0.00%
Preservation of Existing Housing Stock	Affordable Housing	HOME	Homeowner Housing Rehabilitated	Household Housing Unit	9	0	0.00%	10	0	0.00%
Program Delivery	Program Administration	HOME	Other	Other	1	1	100.00%	1	1	100.00%
Tenant Based Rental Assistance	Affordable Housing	HOME	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	0	0.00%	15	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.

The Consortium identified in its 2020-2024 Consolidated Plan, that the priority needs in the region 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 TBRA and rental development activities. 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, elderly 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. For PY 2022, TBRA activities included continuing assistance to 18 LMI households. The two activities #754 and #772 are still open so these accomplishments are not reported in the goals table above. The expenditures for the HOME program in PY 2022 were:

TBRA: \$ 5,087.20

HOME Admin: \$ 118,725.42

Total: \$ 123,812.62

The SCRHC worked towards certifying additional CHDOs in order to accomplish the goal of housing development and preservation of existing housing stock. SLCOG staff worked during the year to solicit new applications for housing development and reopen the housing rehabilitation program. Also, in regards to the TBRA program, the Consortium continued 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.

HOME-ARP

The Consortium was awarded a one-time fund of HOME American Rescue Plan funds in the amount of \$2,785,118 to assist persons experiencing homelessness, at-risk of homelessness and other vulnerable populations in the region. HOME-ARP funds are to be administered through the HOME program to provide specific housing activities that would benefit these qualified populations. In PY 2022, the Consortium developed the HOME-ARP Allocation plan and \$12,143 was expended towards HOME-ARP Admin & Plan Development. The Consortium’s proposed use of funds include administration of HOME ARP funds, Acquisition and Development of Non-Congregate Shelters, Development of Affordable Rental

Housing, and Non-Profit Operating and Capacity Building. HOME-ARP program accomplishments will be reported in this section, and grant expenditures will be reported in the CR-15.

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
Total	0
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 reported in the CAPER if the activity has been completed within the program year. In PY 2022, there were no activities completed as reported by the PR-23 Summary of Accomplishments. The Consortium however has been working on TBRA rental assistance, and will be reporting these accomplishments in the upcoming program year. There are 18 households being assisted with TBRA at this time.

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. It must be noted however that the minority groups identified above are small, and black and African Americans are by far the largest minority group in the region. The Consortium hasn't reported any accomplishments yet as HOME activities are only reported when the activity is completed, however there are currently 18 households being assisted with open TBRA activities, and of these households 16 are black or African American, 1 is white and 1 is two or more (black and white).

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	829,807	123,813

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 the HOME program, there was \$829,807 in funds made available for program use from the annual allocation. In the program year, the Consortium expended \$123,813 with funds awarded in prior years 2017 and 2021 as well as current funds from program year 2022. Funds were utilized in the amount of \$5,087 for TBRA and \$118,726 for admin of the HOME program.

HOME-ARP

The Consortium was awarded a one-time fund of HOME American Rescue Plan funds in the amount of \$2,785,118 to assist persons experiencing homelessness, at-risk of homelessness and other vulnerable populations in the region. HOME-ARP funds are to be administered through the HOME program to provide specific housing activities that would benefit these qualified populations. In PY 2022, the Consortium developed the HOME-ARP plan and \$12,143 was expended towards HOME-ARP Admin & Plan Development.

The Consortium's proposed use of funds include administration of HOME ARP funds, Acquisition and Development of Non-Congregate Shelters, Development of Affordable Rental Housing, and Non-Profit Operating and Capacity Building. Future expenditures of the HOME ARP program will be reported in this section until all funds have been completely spent.

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	Local Target Area

Table 4 – Identify the geographic distribution and location of investments

Narrative

The HOME Consortium will continue to distribute funds and programming costs 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 four counties of the Consortium are Clarendon, Kershaw, Lee, and Sumter Counties.

The Consortium does not allocate or direct 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.

Note: There are two target areas in the geographic distribution table above, however they are both the same areas.

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, Santee-Lynches Regional Council of Governments and local member governments are partnering 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.

CHDO activities programmed for PY 2022, when completed, will leverage private loans and owner contributions with the HUD HOME funds. SCRHC is still working to certify a CHDO, and anticipates being completed in the upcoming program year.

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.

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. For PY 2022, the HOME Consortium again has a 100% match reduction, and the match requirement has been reduced to zero.

HOME Program Income

As reported in the PR-09 Receipt of Fund Type Detail Report, there were no HOME program income funds on hand at the start of the program year. The PR-09 also reports there were no HOME program income funds received or expended.

HOME MBE/WBE Contracts

There were no construction contracts awarded in PY 2022.

Fiscal Year Summary – HOME Match	
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 beginning 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

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						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
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	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
Total	32	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	3	0
Total	32	0

Table 12 – Number of Households Supported

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

In PY 2022, the Consortium continued to administer TBRA rental assistance for LMI households, which are still 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 from previous program year allocations have been programmed for homeowner and rental housing rehab, rental housing development and homebuyer assistance programs, and the Consortium anticipates these activities to be completed in upcoming years.

Discuss how these outcomes will impact future annual action plans.

As reported earlier, remaining unspent funds have been programmed for homeowner and rental housing rehab, rental housing development, and homebuyer assistance programs. 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.

Number of Households Served	HOME Actual
Extremely Low-income	0
Low-income	0
Moderate-income	0
Total	0

Table 13 – Number of Households Served

Narrative Information

In PY 2022, 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 2022, 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 regularly receive funding for activities concerning homelessness; however, when possible, it supports the organizations that provide services to homeless populations. The Consortium did however receive a one-time allocation of HOME-ARP funds to address homelessness. A portion of HOME-ARP funds will be utilized to create non-congregate shelter for homeless persons in the area. During PY 2022, the Consortium collaborated with Food for the Soul, a homeless shelter and soup kitchen, to plan potential expansion of its services with HOME-ARP funds.

Food for the Soul provides overnight shelter year-round to victims of domestic violence, flood or fire, those who have been evicted and those who simply have nowhere else to go. Food for the Soul offers a safe, drug and alcohol-free environment seven days per week on a first-come, first-serve basis. United

Way of Kershaw County provides a variety of supportive services. Its New Day Transitional Housing program has 5 apartments for families and 4 units for single men. The transitional program provides families, women with children and single men the needed opportunity to save money, obtain an education, skills training, work experience, and mental health services in order for them to transition back into stability. The KCHP collaborative group also provides significant coordination for homeless needs, transitional housing, and affordable housing.

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 Sumter Housing Authority currently operates 327 public housing units, 925 Housing Choice Vouchers, and 5 Neighborhood Stabilization houses. 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 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 mission of the Housing Authority of the City of Sumter is to assist low-income families with safe decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Consortium helps residents become self-sufficient by making 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 operated 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. During the development of the HOME-ARP Allocation Plan, the Consortium hosted stakeholder meetings to identify underserved needs across the region. HOME-ARP funds will be used to address those needs through the development of affordable housing and non-congregate shelter and supportive services.

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 2022, only TBRA activities were completed, 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.

The Consortium is continually in the process of identifying and addressing barriers to affordable housing that may exist at different levels of the housing process in the Santee-Lynches Region. The Consortium Board of Directors, along with the larger Santee-Lynches Regional Council of Governments' Board of Directors, serve as excellent venues and forums for discussion of problem areas and proposed solutions. Through sharing of regional best practices, the Consortium endeavors to break down barriers to affordable housing where they present themselves.

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

While there were no construction or rehab activities in PY 2022, the Consortium continues 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.

In PY 2022, the Consortium also restructured its owner-occupied housing rehabilitation program and will begin rehabilitating homes for low-income homeowners in PY 2023.

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 as 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.

Comprehensive Planning Requirements

The comprehensive planning requirements include the community planning and development process of the 5-Year ConPlan, subsequent AAPs, and CAPERs as per 24 CFR 91 Subpart A, C & F. Citizen participation is a vital part of the consolidated plan process, and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide staff to gather community input which is an essential component in identifying the priority housing and community development needs in the City.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CDBG and HOME funding annually. At the end of each AAP program year, the City will report on the accomplishments and performance of the program through the CAPER (performance report). Citizen participation is required in the development of each of these stages as per 24 CFR 91.105.

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.

Citizen Participation for the PY 2022 AAP

Needs Assessment Hearings were held as follows: Sumter County – March 3, 2022, Kershaw County – February 8, 2022, Lee County – February 10, 2022, and Clarendon County – February 15, 2022. The purpose of the meetings was to invite public comments for the current needs assessment and citizen participation plan for each county in the Consortium. The public was made aware of the hearings by a formal newspaper ad in the local paper of record. Santee-Lynches Regional Council of Governments also utilized its website and social media accounts to advertise the public hearings.

The public was also invited through a display advertisement in the local newspaper of record to participate in the review process of the draft AAP by attending a public hearing scheduled on July 7, 2022 at 6:00 pm, or submitting written comments on the Plan. Copies of a working draft of the AAP were made available for review from June 7, 2022, to July 7, 2022. The Public Hearing was held via Teleconference and the host will have a copy of the draft AAP available for review at the Public Hearing.

CAPER 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

starting on June 1, 2023 to June 15, 2023. 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

There were no comments received during the public comment period.

Public Hearing: A public hearing was held on June 5, 2023 at 6:00PM. A presentation of the draft CAPER was made and comments from citizens were welcome.

There were no comments received at the public hearing.

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 24 CFR 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 24 CFR §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.

Each program year, the Santee-Lynches CDC performs on-site inspection of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. All inspections received a pass. Any housing unit not inspected are inspected prior to being occupied. The housing units are sprayed for bugs and inspected prior to being occupied. In summary, there were (?????) site inspections across the Santee-Lynches Consortium area assisted with these services.

The site inspection list for PY 2022 has been attached to report in the CR-00.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

No affirmative marketing actions were taken. The Consortium only provided TBRA assistance in PY 2022.

HOME MBE/WBE

The Consortium did not have any HOME contracts including for MBE/WBE in PY 2022.

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 program year there were 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. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 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 will also fund rental projects throughout the region if there is a project that is identified, as this will add to the affordable housing stock.

HOME-ARP

The Consortium was awarded a one-time fund of HOME American Rescue Plan funds in the amount of \$2,785,118 to assist persons experiencing homelessness, at-risk of homelessness and other vulnerable populations in the region. HOME ARP funds are to be administered through the HOME program to provide specific housing and supportive service activities that would benefit these populations. The Consortium's proposed use of funds include administration of HOME ARP funds, Acquisition and Development of Non-Congregate Shelters, Development of Affordable Rental Housing, and Non-Profit Operating and Capacity Building.

The HOME American Rescue Plan identified qualifying populations (QP) for programs funded by HOME APR as persons experiencing or were at-risk of homelessness. There are two primary unmet needs for residents experiencing homelessness. There is a lack of units for families with at least one child and a lack of beds for adults. Overall, there is a need for over 50 additional units to serve the population in need.

The common theme from the stakeholders included the unmet need of safe and affordable rental housing or emergency shelter. Inadequate supply of affordable rental housing inventory was highlighted in the virtual meeting and was listed as the top unmet need of 87% of survey responses to that question. Lack of inventory and an affordability gap challenges both populations recovering from homelessness and those households at risk of homelessness. Victims of domestic violence and single mothers were also highlighted as QPs needing particular support.

A HOME ARP allocation plan was developed and once the program is fully underway, the City will report accomplishments in this section.

CR-58 – Section 3

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

Total Labor Hours	HOME
Total Number of Activities	0
Total Labor Hours	0
Total Section 3 Worker Hours	0
Total Targeted Section 3 Worker Hours	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	HOME
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	
Direct, on-the job training (including apprenticeships).	
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	
Outreach efforts to identify and secure bids from Section 3 business concerns.	
Technical assistance to help Section 3 business concerns understand and bid on contracts.	
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	
Held one or more job fairs.	
Provided or connected residents with supportive services that can provide direct services or referrals.	
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.	
Assisted residents with finding child care.	
Assisted residents to apply for, or attend community college or a four year educational institution.	
Assisted residents to apply for, or attend vocational/technical training.	
Assisted residents to obtain financial literacy training and/or coaching.	
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	
Provided or connected residents with training on computer use or online technologies.	
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	
Other.	

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

On October 29, 2020 HUD made effective a Final Rule, which set new benchmarks for Section 3 under 24 CFR 75. The new Section 3 rule helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of the Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to tracking the total labor hours worked.

As applicable to the Consortium, the benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project.

Section 3 Projects cover housing rehab and housing construction activities assisted under HUD HOME grant programs that provide housing development financial assistance that exceeds a threshold of \$200,000. A \$100,000 project threshold applies to grants under HUD's Lead Hazard Control and Healthy Homes programs. In PY 2022, the Consortium did not have any construction activities, and therefore there were no activities subject to the Section 3 threshold.