

Consolidated Plan 2015-2019

HOME Investment Partnerships Program

Sumter County Home Consortium

Counties of Sumter, Clarendon, Lee, and Kershaw
State of South Carolina

April 10, 2015



Santee-Lynches Regional Council of Governments
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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Five Year Consolidated Plan is designed and intended to satisfy the statutory requirements of the Sumter County HOME Consortium to receive funding allocations from the Department of Housing and Urban Development (HUD) through the HOME Investment Partnerships Program. The Plan covers a five-year period from FY 2015 to FY 2019. HOME funding is designed to help participating jurisdictions implement local housing strategies designed to increase the supply of decent, affordable housing for low- and very low-income households. This is primarily accomplished through the construction and rehabilitation of affordable housing for low- and moderate-income renters and homeowners.

The Sumter County HOME Consortium (Consortium) was organized in June 1992 and is comprised of four (4) counties – Clarendon, Kershaw, Lee, and Sumter. The four counties contain 12 municipalities. The Consortium has been structured so that all four counties and all of the 12 municipalities within these counties are participants.

The participating municipalities include the City of Camden, Town of Elgin, and Town of Bethune in Kershaw County, the City of Sumter, Town of Pinewood, and Town of Mayesville in Sumter County; City of Bishopville and Town of Lynchburg in Lee County; and City of Manning, Town of Turbeville, Town of Paxville, and Town of Summerton in Clarendon County.

Sumter County has been designated as the lead entity for the Consortium. The Santee-Lynches Council of Governments (COG), a public agency, has contracted with Sumter County to administer the HOME program for the Consortium. Funding is not targeted to any specific geographical areas.

2. Summary of the objectives and outcomes identified in the Plan

The objectives of creating a suitable living environment, decent housing and economic opportunities will be addressed by undertaking the following actions based on the Needs Assessment and Market Analysis of this Consolidated Plan.

Objectives:

1. Decent Housing

- a. Increase availability of standard and affordable housing
- b. Rehabilitation of substandard rental and owner-occupied housing

2. Suitable Living Environment

- a. Improve the safety and livability of neighborhoods
- b. Eliminate blighting influences and the deterioration of property and facilities
- c. Conserve energy resources

3. Expanded Economic Opportunities

- a. Affordable housing accessible to jobs/work sites

Outcomes Expected:

1. Affordability

- a. Provide homeownership opportunities for low to moderate income (LMI) households through downpayment and closing cost assistance.
- b. Provide affordable rental opportunities for low to moderate income (LMI) households through tenant-based rental assistance (TBRA)

2. Sustainability

- b. Retain affordable housing stock through rehabilitation of existing rental and owner-occupied units

3. Availability

- a. Increase affordable housing stock through the construction of new rental and homeownership units

Order	Priority Need	Priority Level
1	Rental Rehabilitation	High
2	Tenant-Based Rental Assistance	High
3	Homebuyer Assistance	High
4	New Construction Rental	High
5	New Construction Ownership	Low
6	Owner-Occupied housing Rehabilitation	Low

Table 1 - Priority Needs

3. Evaluation of past performance

The Sumter County Regional HOME Consortium was formed in 1992. Since that time contracts in the amount of \$17,367,436 have been awarded to construct 370 new rental units, rehabilitate 21 rental units, and acquire 7 additional units. In addition, the Consortium has rehabilitated 381 owner-occupied units, and assisted 217 homebuyers with their home purchases. Additional owner rehabilitation is underway to continue to meet the goal of preserving existing housing stock. The Consortium has moved forward in meeting the statutory goals of decent and affordable housing and providing a suitable living environment. In addition to meeting these statutory goals, the Consortium has increased the availability of standard and affordable housing in the region through new construction of units and the rehabilitation of substandard units.

4. Summary of citizen participation process and consultation process

Needs Assessment Hearings were held in Sumter and Lee Counties on November 6, 2014, and in Clarendon and Kershaw Counties on November 13, 2014. Each meeting was held in an accessible public building. All comments and feedback received were considered as part of the development of the consolidated plan. Local government and non-government agencies serving low to moderate income (LMI) residents of the region were also consulted and provided information relevant to the draft Consolidated Plan.

The public was invited through display advertisements in local newspapers of record to participate in the review process for the draft of the Consolidated Plan by attending one of four scheduled public hearings or via submission of written comments on the Plan. Public hearings were held in each of the four counties of the Consortium Area in March 2015 (Sumter and Lee Counties on March 19, 2015 and Kershaw and Clarendon Counties on March 26, 2015). Each meeting was held in an accessible public building. Copies of a working draft of the Consolidated Plan were made available for review prior to the hearings in County offices and the Santee-Lynches Regional Council of Governments office. The Plan was also available for review at the Public Hearings.

5. Summary of public comments

Citizen comments were made at both the Kershaw County and Lee County needs assessment public hearings on the Consolidated Plan. These comments were positive and reinforced the need for affordable housing in the region, emphasizing particular gaps in available housing stock. In Kershaw County, a suggestion was made to focus on additional transitional housing opportunities for individuals and families, as well as consideration of Single Room Occupancy (SRO) units. In Lee County, attendees noted a general need for more affordable housing opportunities, particularly for rental units. Cooperation between existing agencies that serve low- to moderate-income (LMI) households and are in the homes providing services was encouraged to ensure that those with identified needs can be served.

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

All written and oral comments received were accepted and included as part of this Plan.

7. Summary

Developing affordable, safe and decent housing for low income residents is a challenge for the HOME Consortium and its members. Funding from the HOME Investment Partnership Program is an important resource that allows the Consortium to design and implement housing programs to address local housing needs. The Sumter County Regional HOME Consortium, in an effort to develop affordable, safe and decent housing for low income citizens, proposes to use the expected annual allocation of HOME program resources to retain and expand affordable housing stock in the Santee-Lynches Region as indicated in the Strategic Plan and First Year Annual Action Plan included as part of this Consolidated Plan.

See below for funding summary table of needs addressed, funding allocation, and goal outcome indicators for the FY 2014 HUD allocation of \$522,222.

Needs Addressed	Funding	Goal Outcome Indicator
Preserve Housing Stock	HOME: \$267,800	Homeowner Housing Rehabilitation: 7 houses; Rental Rehabilitation 4 houses
Tenant-Based Rental Assistance	HOME: \$102,000	TBRA/Rapid Rehousing for 20 Households
New Housing Development	HOME: \$50,000	New Housing: 1 household
Homebuyer Assistance	HOME: \$50,000	Downpayment and Closing Costs: 5 households
Program Delivery	HOME: \$52,200	Program Administration

Table 2 - Funding Summary

The Process

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

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

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

Agency Role	Name	Department/Agency
HOME Administrator		Santee-Lynches Regional Council of Governments

Table 3 – Responsible Agencies

Narrative

The Sumter County HOME Consortium is comprised of Clarendon, Kershaw, Lee, and Sumter Counties in South Carolina. These four counties are primarily rural in character, with a combined population of approximately 220,000. The largest of the four counties, Sumter County, has been designated as the Lead Agency of the Consortium. Administrative responsibility for the Consortium has been contracted to the Santee-Lynches Regional Council of Governments (“Santee-Lynches” or “the COG”). Santee-Lynches is defined by South Carolina law as a public agency and has primary responsibility for the preparation of the Consolidated Plan and for the administration and monitoring of the HOME Consortium.

Consolidated Plan Public Contact Information

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Development of the Consolidated Plan involved the collection and analysis of data, reviews of relevant reports and documents, and discussions and interviews with a wide range of local, county, state, and federal agencies, as well as direct service providers. Prior experience in the Santee-Lynches region on related projects, as well as several ongoing strategic planning documents also helped guide analysis.

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

During the development of the Consolidated Plan, the Consortium consulted municipal officials, non-profit agencies, public housing agencies, community housing development organizations, governmental agencies and the Continuum of Care. The Consortium distributed a survey by both email and paper format, held four public meetings during the development of the Plan to identify needs and priorities, made the draft of the Plan available for a public review period, and held four additional public meetings during the public review period to provide opportunity for citizen review the draft findings and priorities. The Consortium also reviewed several community and regional plans as well as several relevant annual reports of relevant local agencies.

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

In the Consortium area, homeless needs and activities are coordinated by two Continuums of Care, the Eastern Carolina Homelessness Organization (ECHO), which includes Sumter, Lee, and Clarendon Counties, and the Midlands Area Coalition for the Homeless (MACH), which serves Kershaw County. In addition, Kershaw County maintains a Housing Partnership (KCHP) collaborative group which provides significant coordination for homeless needs, transitional housing, and affordable housing. The KCHP has the role of coordinating with MACH on housing needs in Kershaw County.

The Consortium consulted with the KCHP and ECHO in order to understand and describe the homeless population in the Consortium area. 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 ECHO and MACH cover a service area much larger than the Consortium itself, decision-making and prioritization of activities for homeless needs is determined on a regional level.

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

The Consortium participated in KCHP and ECHO meetings throughout 2014 for the purposes of consultation about the Consolidated Plan, and consulted with United Housing Connections; however, the Consortium does not receive ESG funds nor is it in a position to assist in determining the allocation of ESG funds, nor in developing standards and policies concerning the Homeless Management Information System.

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

Table 4 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SANTEE-LYNCHES AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT CORP
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Santee-Lynches Affordable Housing and Community Development Corporation was consulted during the process via in-person meetings. As a CHDO, the organization was encouraged to identify regional needs based on prior market assessments and projects conducted. The organization was also informed of public hearings concerning housing needs and priorities in the Consortium region. In all, there were four Public Hearings held to identify and assess needs and priorities in the region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
2	Agency/Group/Organization	UNITED WAY KERSHAW COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Health Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Kershaw County United Way was consulted as a member of the Kershaw County Housing Partnership. It was encouraged to complete the community needs survey and forward it to others as appropriate in order to increase response rate. The organization was also informed of the local public hearing concerning housing needs and priorities in the Consortium region. In all, there were four Public Hearings held to identify and assess needs and priorities in the region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
3	Agency/Group/Organization	CITY OF SUMTER HOUSING AND ECONOMIC DEVELOPMENT CORP.
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sumter Housing Authority was consulted by both email and in-person meetings concerning public housing in Sumter. It was also encouraged to attend the local public hearing concerning housing needs and priorities in the Consortium region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
4	Agency/Group/Organization	Habitat for Humanity of Kershaw County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Kershaw County United Way was consulted as a member of the Kershaw County Housing Partnership. It was encouraged to complete the community needs survey and forward it to others as appropriate in order to increase response rate. The organization was also informed of the local public hearing concerning housing needs and priorities in the Consortium region. In all, there were four Public Hearings held to identify and assess needs and priorities in the region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
5	Agency/Group/Organization	City of Sumter
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sumter Housing Authority was consulted by both email and in-person meetings concerning public housing in Sumter. It was also encouraged to attend the local public hearing concerning housing needs and priorities in the Consortium region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
6	Agency/Group/Organization	Habitat for Humanity of Sumter County
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Sumter County was consulted by both email and in-person meetings concerning housing in Sumter. It was also encouraged to attend the local public hearing concerning housing needs and priorities in the Consortium region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.

7	Agency/Group/Organization	New Day on Mill
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	New Day on Mill was consulted as a member of the Kershaw County Housing Partnership. It was encouraged to complete the community needs survey and forward it to others as appropriate in order to increase response rate. The organization was also informed of the local public hearing concerning housing needs and priorities in the Consortium region. In all, there were four Public Hearings held to identify and assess needs and priorities in the region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
8	Agency/Group/Organization	Eastern Carolina Homelessness Organization
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Eastern Carolina Homelessness Organization was consulted by email and by phone. It was encouraged to provide information related to homelessness in the Consortium region. The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.

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

The Consortium made an effort to consult with a wide representation of agencies and organizations via email, survey, public hearings, and phone calls. No organizations or individuals were deliberately omitted from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastern Carolina Homelessness Organization	The mission of ECHO is to assist homeless persons in Eastern South Carolina by providing housing and case management services. Although the Consortium does not provide services for homelessness, it seeks to assist needy individuals in the Consortium through housing assistance.
Comprehensive Economic Development Strategy	Santee-Lynches Regional Council of Governments	The CEDS is an economic development strategy for the entire Consortium region. One objective of the CEDS is to support efforts to raise the standard of living throughout the Consortium region.
Regional Area Plan of Santee-Lynches AAA	Santee-Lynches Area Agency on Aging	The agency's focus is on low-income minority elderly and rural elderly. Overall resources are diminishing while elderly population is growing. In housing, the requests and needs for the Minor Home Repair program are far greater than funding allows.
Camden Comprehensive Plan	City of Camden	Under South Carolina's Comprehensive Planning Enabling Act of 1994, The City of Camden is required to complete a ten-year comprehensive plan and five-year update during the plan implementation period. One of the required elements of this planning process is housing. As a key part of Camden's planning and community outreach process, the comprehensive plan was consulted extensively during the development of this Strategic Plan, and the goals of promoting additional affordable housing opportunities in the City of Camden are reflected in this regional strategic plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Sumter Comprehensive Plan	City of Sumter, Sumter County	Under South Carolina's Comprehensive Planning Enabling Act of 1994, The City of Sumter and Sumter County are required to complete a ten-year comprehensive plan and five-year update during the plan implementation period. One of the required elements of this planning process is housing. As a key part of Sumter's planning and community outreach process, the comprehensive plan was consulted extensively during the development of this Strategic Plan, and the goals of promoting additional affordable housing opportunities in the City of Sumter and Sumter County are reflected in this regional strategic plan.
Clarendon County Comprehensive Plan	Clarendon County	Under South Carolina's Comprehensive Planning Enabling Act of 1994, Clarendon County is required to complete a ten-year comprehensive plan and five-year update during the plan implementation period. One of the required elements of this planning process is housing. As a key part of Clarendon County's planning and community outreach process, the comprehensive plan was consulted extensively during the development of this Strategic Plan, and the goals of promoting additional affordable housing opportunities in Clarendon County are reflected in this regional strategic plan.
Lee County Comprehensive Plan	Lee County	Under South Carolina's Comprehensive Planning Enabling Act of 1994, Lee County is required to complete a ten-year comprehensive plan and five-year update during the plan implementation period. One of the required elements of this planning process is housing. As a key part of Lee County's planning and community outreach process, the comprehensive plan was consulted extensively during the development of this Strategic Plan, and the goals of promoting additional affordable housing opportunities in Lee County are reflected in this regional strategic plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Kershaw County Comprehensive Plan	Kershaw County	Under South Carolina's Comprehensive Planning Enabling Act of 1994, Kershaw County is required to complete a ten-year comprehensive plan and five-year update during the plan implementation period. One of the required elements of this planning process is housing. As a key part of Kershaw County's planning and community outreach process, the comprehensive plan was consulted extensively during the development of this Strategic Plan, and the goals of promoting additional affordable housing opportunities in Kershaw County are reflected in this regional strategic plan.
Analysis of Impediments to Fair Housing	Santee-Lynches Regional Council of Governments	As an evaluation of fair housing practices and policies in the Santee-Lynches Region, the Analysis of Impediments to Fair Housing completed by the Santee-Lynches COG overlaps extensively with the goals of this Strategic Plan. Fair Housing and affordable housing are inextricably linked.

Table 5 – Other local / regional / federal planning efforts

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

On behalf of the Sumter County HOME Consortium, the Santee-Lynches Regional Council of Governments coordinated efforts to host public hearings for this planning process. The local public housing authority for Sumter provided input for the Consolidated Plan and will with continuation of their programs, address some of the identified housing needs in the Consortium area. The South Carolina State Housing Finance and Development Authority, the State HOME PJ, also addresses the identified housing needs in the Consortium area by funding Low Income Tax Credit projects, allocating State Trust Funds for housing repairs in the region. In addition, member Counties of the Consortium shared information and documents to support the planning process.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

Needs Assessment Hearings were held in Sumter and Lee Counties on November 6, 2014 and in Clarendon and Kershaw Counties on November 13, 2014. The purpose of each meeting 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 hearing by a formal newspaper ad in the local paper of record. Comments made at the Lee County and Kershaw County hearings were considered as part of the development of the Consolidated Plan. There was no attendance at the hearings held in Sumter and Clarendon Counties. Local agencies serving low- to moderate-income residents of the region were also consulted concerning the Plan. All comments and input from the Citizen Participation process were reviewed and considered in the development of the Consolidated Plan.

The public was invited through display ads in local newspapers of record to participate in the review process of the draft of the Consolidated Plan by attending a public hearing or submitting written comments on the Plan. Public hearings were held in each of the four counties of the Consortium in March 2015. Public Hearings were held in Sumter and Lee Counties on March 19, 2015 and in Sumter and Clarendon Counties and on March 26, 2015 in Kershaw and Lee Counties.

During the development of the Consolidated Plan, the Consortium consulted non-profit agencies, public housing agencies, community housing development organizations, governmental agencies, and the Continuum of Care. The Consortium distributed a housing survey by both email and paper format, held public meetings during the development of the Plan to identify needs and priorities and had a review period to evaluate the draft findings and priorities.

The public was also invited through display ads in local newspapers to participate in the review process of the draft of the Consolidated Plan by attending a public hearing or submitting written comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Sumter Item on October 29, 2014 to inform the public of the Sumter County Needs Assessment Public Hearing on November 6, 2014, at 6:00pm at the Clyburn Intermodal Transit Center in Sumter, SC.	No comments were received	N/A	
2	Public Hearing	Non-targeted/broad community	There was no one in attendance at the Sumter County Needs Assessment Public Hearing on November 6, 2014.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Lee County Observer on October 29, 2014 to inform the public of the Lee County Needs Assessment Public Hearing on November 6, 2014, at 6:00pm at the Lee County Courthouse in Bishopville, SC.	N/A	N/A	
4	Public Hearing	Non-targeted/broad community	There were 2 people in attendance at the Lee County Needs Assessment Public Hearing on November 6, 2014. Sign in Roster and Minutes of the meeting are provided as an attachment.	Minutes of the meeting are provided as an attachment to this document.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Sumter Item on October 29, 2014 to inform the public of the Clarendon County Needs Assessment Public Hearing on November 13, 2014, at 6:00pm at the Manning City Hall, Manning, SC.	N/A	N/A	
6	Public Hearing	Non-targeted/broad community	There was no one in attendance at the Clarendon County Needs Assessment Public Hearing on November 13, 2014.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Chronicle Independent on October 29, 2014 to inform the public of the Kershaw County Needs Assessment Public Hearing on November 13, 2014, at 6:00pm at the Kershaw County Government Center, Camden, SC.	N/A	N/A	
8	Public Hearing	Non-targeted/broad community	There were 10 people in attendance at the Kershaw County Needs Assessment Public Hearing on November 13, 2014. Sign in Roster and Minutes of the meeting are provided as an attachment.	Minutes of the meeting are provided as an attachment to this document.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Sumter Item on February 25, 2015 to inform the public of the availability for review of the Draft 5 year Consolidated Plan and the Draft 1st year Annual Action Plan from March 8, 2015 to April 6, 2015 and a Public Hearing on March 19, 2015, at 6:00pm at the Regional Transit Authority, Sumter, SC to receive additional comments on the Draft Plans.	N/A	N/A	
10	Public Hearing	Non-targeted/broad community	There were no attendees at the Sumter County Public Hearing on March 19, 2015.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Sumter Item on February 26, 2015 to inform the public of the availability for review of the Draft 5 year Consolidated Plan and the Draft 1st year Annual Action Plan from March 8, 2015 to April 6, 2015 and a Public Hearing on March 19, 2015, at 6:00pm at the City Hall, Manning, SC to receive additional comments on the Draft Plans.	N/A	N/A	
12	Public Hearing	Non-targeted/broad community	There were no attendees at the Clarendon County Public Hearing on March 19, 2015.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Chronicle Independent on February 25, 2015 to inform the public of the availability for review of the Draft 5 year Consolidated Plan and the Draft 1st year Annual Action Plan from March 8, 2015 to April 6, 2015 and a Public Hearing on March 26, 2015, at 6:00pm at the Kershaw County Government Building, Camden, SC to receive additional comments on the Draft Plans.	N/A	N/A	
14	Public Hearing	Non-targeted/broad community	There were no attendees at the Kershaw County Public Hearing on March 26, 2015.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Newspaper Ad	Non-targeted/broad community	A display ad was published in the Lee County Observer on February 25, 2015 to inform the public of the availability for review of the Draft 5 year Consolidated Plan and the Draft 1st year Annual Action Plan from March 8, 2015 to April 6, 2015 and a Public Hearing on March 26, 2015, at 6:00pm at the Lee County Courthouse, Bishopville, SC to receive additional comments on the Draft Plans.	N/A	N/A	
16	Public Hearing	Non-targeted/broad community	There were no attendees at the Lee County Public Hearing on March 26, 2015.	N/A	N/A	

Table 6 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

During the Consolidated Planning process, the Consortium is required to complete a Needs Assessment which examines housing needs, homeless needs, and non-homeless special needs. This section examines data for each of these categories in order to determine the greatest needs related to housing in the Consortium region. The data in the tables has been supplied by the US Housing and Urban Development (HUD). It reflects data from the Comprehensive Housing Affordability Strategy (CHAS) which is derived from the American Community Survey (ACS) data. The American Community Survey is also used in this Needs Assessment as a source for certain demographic characteristics of the region. According to HUD, The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This process will assist the Consortium in identifying and targeting its limited funding toward priority needs.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The various types of households and income levels present in the Consortium area are illustrated in the *Number of Households Table*. The greatest concentration of low- to moderate-income (LMI) households regardless of household type is at 50-80% Area Median Income (AMI). The balance of LMI households is evenly split at for 0-30% AMI and for 30-50% AMI. In the 50-80% income range, Small Family Households make up the largest percentage of these households, followed by Households with at least one elderly person (aged 62-74). Of the total number of households in the Consortium, 41.6% are low- to moderate-income households.

There are six types of housing issues tracked by HUD and presented in the *Housing Problems Table*. Each household is represented in only one category. If more than one problem exists in the household, then the household is categorized by the most severe problem. The categories are listed below by order of severity with the most severe problems listed first.

- Substandard Housing -- Lacking complete plumbing or kitchen facilities
- Severely Overcrowded – more than 1.5 persons per room
- Overcrowded – more than 1 person per room
- Severe Cost Burden – spending more than 50% of income on housing costs (including utilities)
- Cost Burden – spending more than 30% of income on housing costs (including utilities)
- Zero/negative Income

The most significant problem affecting the greatest number of total households is housing cost burden, which affects both renters and owners. There are 7,570 rental households earning less than 80% of the AMI that pay more than 30% of their income for housing costs with the 0-30% income range representing 45% of the total impacted by cost burden. 9,042 owner households earn less than 80% of the AMI and pay over 30% of their income for housing costs, with the 0-30% income range representing 31% of the total impacted by cost burden. 4,017 rental households earn below 80% of the AMI and pay more than 50% of their income for housing costs with 66% of those households being in the 0-30% income range.

After cost burden, overcrowding is the next most significant issue affecting households in the Consortium. Overcrowding most affects single family households both in rental and owner categories, with 418 single family rental households and 251 single family owner households suffering from overcrowding. The income range of 0-30% for rental households is the highest category of single-family overcrowding, representing 40% of the need. The 50-80% AMI income range for single family owner households in represents 49% of the total and is the highest single category of need.

There are 9,603 LMI rental households that report at least one of the four most severe housing problems. 10,162 LMI owner households report at least one of the most severe housing needs.

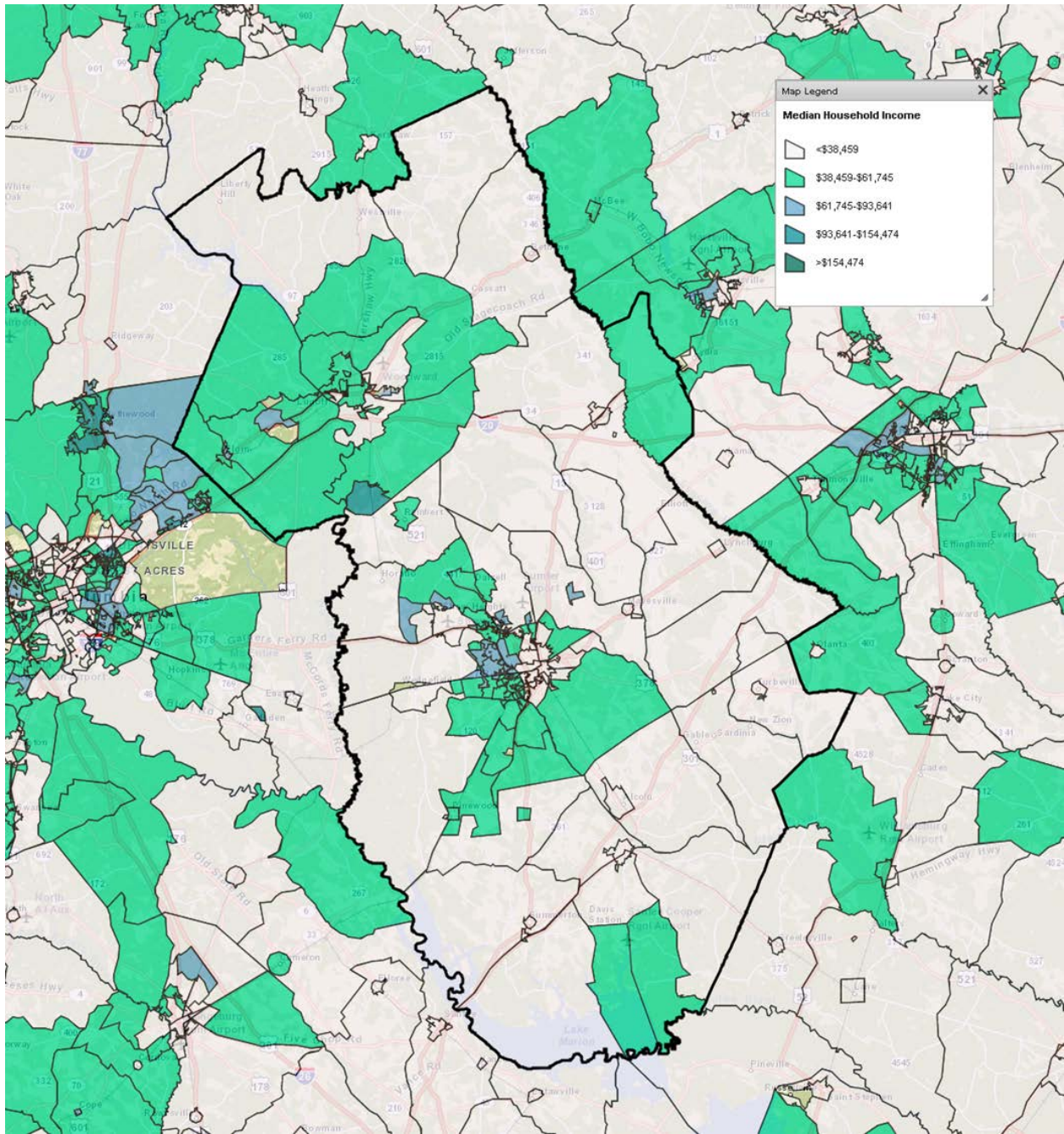
Demographics	Base Year: 2000	Most Recent Year: 2014	% Change
Population	209,914	223,410	6%
Households	76,614	82,002	7%
Median Income	\$34,518.00	\$38,191.00	11%

Table 7 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2009-2013 ACS

Data Source Comments:



Median Household Income

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	9,738	10,149	14,268	8,198	39,649
Small Family Households *	3,597	3,351	6,090	3,293	22,044
Large Family Households *	488	812	1,573	916	3,363

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,642	2,526	3,200	2,018	7,812
Household contains at least one person age 75 or older	1,236	1,828	1,751	1,028	3,046
Households with one or more children 6 years old or younger *	2,001	1,883	2,514	1,549	4,522
* the highest income category for these family types is >80% HAMFI					

Table 8 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	14	10	54	183	110	20	83	64	277
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	20	19	45	144	4	30	29	54	117
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	129	79	144	50	402	24	104	223	108	459
Housing cost burden greater than 50% of income (and none of the above problems)	2,515	1,066	244	0	3,825	2,202	1,546	1,276	207	5,231
Housing cost burden greater than 30% of income (and none of the above problems)	708	1,205	1,598	339	3,850	564	1,395	1,988	1,200	5,147

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	925	0	0	0	925	571	0	0	0	571

Table 9 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,815	1,180	423	149	4,567	2,342	1,701	1,604	436	6,083
Having none of four housing problems	1,852	2,980	4,814	2,145	11,791	1,191	4,284	7,418	5,469	18,362
Household has negative income, but none of the other housing problems	925	0	0	0	925	571	0	0	0	571

Table 10 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,636	1,154	750	3,540	838	869	1,601	3,308
Large Related	204	213	143	560	203	177	308	688
Elderly	479	408	423	1,310	1,227	1,239	870	3,336

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,110	536	514	2,160	559	643	508	1,710
Total need by income	3,429	2,311	1,830	7,570	2,827	2,928	3,287	9,042

Table 11 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,351	603	60	2,014	718	486	351	1,555
Large Related	109	59	0	168	128	99	155	382
Elderly	241	179	124	544	921	544	427	1,892
Other	977	249	65	1,291	472	410	334	1,216
Total need by income	2,678	1,090	249	4,017	2,239	1,539	1,267	5,045

Table 12 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	99	149	60	478	14	114	123	38	289
Multiple, unrelated family households	19	0	14	35	68	14	20	129	124	287
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	189	99	163	95	546	28	134	252	162	576

Table 13 – Crowding Information - 1/2

Data 2007-2011 CHAS
Source:

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

Table 14 – Crowding Information – 2/2

Data Source
Comments:

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

The largest block of LMI households with a housing need in the Consortium area are those affected by either Cost Burden or Severe Cost Burden. Data is provided in the Cost Burden >30% Table and the Cost Burden >50% Table (also known as Severe Cost Burden) concerning the types of households affected. The types of household detailed in these Tables include Small Related (four or fewer related persons), Large Related (five or more related persons), Elderly (household with at least one person 62-74 years old), and Other. The “other” category includes, for example, households with at least one frail elderly individual (aged 75 and older), single-person households, and households composed of unrelated members. Because single-person households are not measured separately in census data collection, it is difficult to ascertain how many “other” households represent single-person households. For households categorized as “other,” Cost Burden and Severe Cost Burden occur the most frequently in those households at the 0-30% AMI income level regardless of whether the household rents or owns the home.

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

Due to privacy and security concerns, the number of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault, or stalking is difficult to estimate accurately.

What are the most common housing problems?

The CHAS data provided reveals that, among LMI households in the Consortium with at least one housing problem, 46% are Severely Cost Burdened and 42% are Cost Burdened. These two problems account for 88% of LMI households in the Consortium with at least one housing problem.

Cost Burden affects the greatest number of total households and impacts both renters and owners. There are 7,570 rental households earning less than 80% of the AMI that pay more than 30% of their income for housing costs with the 0-30% income range representing 45% of the total impacted by Cost Burden. Housing types most affected are Small Related Households and Other. There are 4,017 rental

households earning below 80% of the AMI that pay more than 50% (Severe Cost Burden) of their income for housing costs with 66% of those households being in the 0-30% income range.

Owners are also affected by Cost Burden with 9,042 low to moderate income households paying more than 30% of their income for housing costs. The problem is fairly evenly distributed among the income ranges but Elderly (36%) and Small Related (36%) have the largest number and percent of households. There are 5,045 low to moderate income owner households that pay more than 50% of their income for housing costs. The income range of 0-30% represents the largest number (2,239) and percentage (44%) of owner households that are Severely Cost Burdened.

Of the total number of Consortium households affected by Severe Cost Burden, 54% have an income of 0-30% AMI (30% renters, 24% owners).

Of the total number of Consortium households affected by Cost Burden, 38% have an income of 30-50% AMI (representing 21% renters, 17% owners) and 32% have an income of 50-80% AMI (representing 14% renters and 18% owners).

After cost burden, overcrowding is the next most common problem affecting households in the Consortium, followed by substandard housing. Overcrowding most affects single family households both in rental and owner categories. For renters, the 0-30% income range has the highest number of households affected, at 29% of the total renter need. For owners, the 50-80% income range represents the highest owner need at 43%.

7,916 LMI rental households reported one or more of the four most severe housing problems. 9,598 LMI owner households reported one or more of the most severe housing needs.

The most common single housing problem in the Consortium is Severe Cost Burden, particularly among households at 0-30% AMI, with renters having a slightly higher number of affected households than owners. The second most common problem is Cost Burden which is distributed across each of the LMI income thresholds. Overall, owners comprise a larger absolute number of Cost Burdened households in the Consortium region.

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

Among households experiencing Severe Cost Burden, a greater percentage of Small Related Families (2-4 related individuals) are affected (39%) than any other household type. This is followed by households categorized as "other" (28%) and Elderly households (27%). The majority of affected households (54%) are in the 0-30% AMI income category, followed by households in the 30-50% AMI income category at 29%. Owners are affected by severe cost burden more frequently than renters (Owners 56%, Renters 44%). In each household size category, the highest percentage of affected households is 0-30% AMI for all household types for renters. For owners, the highest percentage of affected households is also 0-30% AMI for all household types except one (large related families).

For renters, Cost Burden affects Small Related Families (2-4 related individuals) more than any other household type, with 46% of cost burdened renters falling into this category. Among homeowners, the Elderly are most heavily affected, comprising 36% of cost burdened owner households. Distribution of populations experiencing cost burden in the three income categories is consistent for large related families in both owner and renter categories, but among small related families, cost burdened renters more frequently fall into the 0-30% AMI category, while cost burdened owners tend to be at the 50-80% AMI level. For the cost burdened elderly, renters are evenly distributed across income classifications, while a significantly larger proportion of elderly homeowners are at the 0-30% AMI and 30-50% AMI level.

Based on the survey methodology, those households affected by Severe Cost Burden or Cost Burden do not report experiencing other severe housing problems. That is to say that their housing is not considered substandard (lacking complete plumbing or kitchen facilities) and they do not live in severely overcrowded or overcrowded conditions, as cost burden is considered by HUD to be a less severe problem than substandard or overcrowded, and households in the survey are classified only based on the most severe problem. That does mean that some substandard and/or overcrowded households could also be cost burdened. Data availability limitations prevent the Consortium from reporting on the numbers of multi-need households.

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

In the Consortium area, approximately 41% of households are LMI, among these households, 28% are at an income level of 0-30% AMI, 29% are between 30-50% AMI, and 41% are between 50-80% AMI.

Based on figures provided in the *Total Households* Table, 18% of LMI households in the Consortium area have children aged six and younger. It is clear that a significant number of households with children in the Consortium Area also have an extremely low income level. If combined with other risk factors, these households may be more vulnerable to homelessness. Risk factors include:

Medical problems – if one or more adults in an LMI household are on disability, it is unlikely that that will be able to adequately cover all the expenses associated with raising children, in addition to medical and household costs.

Criminal history – An adult with a criminal history has a great deal of difficulty finding employment.

Addiction and mental illness – Adults with a history of addiction or mental illness also find it difficult to find and maintain employment.

Poor credit/ poor rental history – Having poor credit and/or poor rental history reduces the options of low-income families when they do face a crisis. They are often unable to borrow money from traditional lenders like banks, and if forced to move, they have difficulty finding a new place to live.

No permanent housing programs for families – There are permanent housing programs in the Consortium area for single disabled adults, but at the present time there is not a permanent housing program for families in the Consortium, further reducing options for very low income families.

Concerning Rapid Re-Housing Assistance, Sumter County Regional HOME Consortium does not directly receive this type of funding and is not directly involved with any families or households within its jurisdiction who receive this assistance. According to the United Way, the most critical need of formerly homeless families and individuals nearing the termination of rapid re-housing assistance is follow up. The families and individuals need to be able to have continued contact with someone familiar with the case who can assist, support, encourage, and mentor them as problems arise. Currently, when the participants time out of the program, all forms of support are terminated and they are once again on their own.

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

The Sumter County Regional HOME Consortium is unable to supply this information.

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

According to HUD, the risk of homelessness increases when household income is below 30% AMI, and the household must move into an emergency shelter or similar setting, and one of the following extenuating circumstances is present: the household has moved for economic reasons at least two times in the last 60 days, the household members are living in someone else's home due to economic hardship, they will lose current housing within three weeks, they live in a hotel/motel not paid through a charity or government program, they live in severely overcrowded conditions, or they are leaving publicly-funded institutional care.

Discussion

The data provided in the *Households in Consortium Area with One Housing Problem* Table illustrates that, out of the total number of households with one of the housing problems listed above, 86% are Low- to Moderate-Income (LMI). This figure is broken down in the following table, LMI households in Consortium area with one household problem, in order to identify which housing problems affect the greatest numbers of LMI families in the Consortium.

These tables clearly illustrate that Severe Cost Burden >50% and Cost Burden >30% are the most significant housing problems in the Consortium area. Because families are cost burdened, they are unable to maintain repairs and upkeep on their homes. This highlights the need for more affordable housing options, including rentals, and more programming and support to families that are unable to maintain upkeep on their homes within Consortium.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

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

Introduction

In this section, the Consortium will examine specific categories of needs to determine whether individual races or ethnic groups have disproportionately greater needs concerning Housing Problems. A disproportionately greater need is recognized to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

It should be noted that concerning race and ethnicity, the Consortium is predominantly composed of White and Black/African American households. Other races and ethnicities are represented in extremely low numbers.

Households with no/negative income are listed for reference in the tables but are not included in the totals.

Results will be seen in the discussion section.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,794	2,078	1,400
White	2,301	900	402
Black / African American	4,341	1,153	848
Asian	20	0	0
American Indian, Alaska Native	35	0	20
Pacific Islander	0	0	0
Hispanic	48	25	130

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,177	4,890	0
White	2,612	2,146	0
Black / African American	3,370	2,587	0
Asian	19	10	0
American Indian, Alaska Native	49	10	0
Pacific Islander	0	0	0
Hispanic	38	80	0

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,863	10,397	0
White	2,055	4,890	0
Black / African American	2,605	5,171	0
Asian	50	25	0
American Indian, Alaska Native	24	34	0
Pacific Islander	0	0	0
Hispanic	42	233	0

Table 17 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,350	6,728	0
White	643	3,703	0
Black / African American	647	2,780	0
Asian	55	0	0
American Indian, Alaska Native	0	70	0
Pacific Islander	0	0	0
Hispanic	10	75	0

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

Under the HUD defined analysis of disproportionate housing need by race, the follow disproportionate needs were identified by the Consortium. It is important to note that when all or most of a group with a small population is affected, a disproportionately greater need registers despite the extremely low numbers.

Housing Problems: Disproportionally Greater Need at 0-30% AMI

At 0%-30% AMI, there are 6,794 homes affected with Housing Problems out of 8,872 (77%). Disproportionally greater need (at least 10 points higher than 77%) exists for:

- Asians (20 out of 20 households for 100%)
- American Indian/ Alaska Natives (35 out of 35 households for 100%)

Housing Problems: Disproportionally Greater Need at 30-50% AMI

At 30%-50% AMI, there are 6,177 homes affected with Housing Problems out of 11,067 (56%). Disproportionately greater need (at least 10 points higher than 56%) exists for:

- Asians (19 out of 29 households for 66%)

- American Indian/ Alaska Natives (49 out of 59 households for 83%)

Housing Problems: Disproportionally Greater Need at 50-80% AMI

At 50%-80% AMI, there are 4,863 homes affected with Housing Problems out of 15,260 (32%). Disproportionately greater need (at least 10 points higher than 32%) exists for:

- Asians (50 out of 75 households for 67%)
- American Indian/ Alaska Natives (24 out of 58 households for 41%)

Housing Problems: Disproportionally Greater Need at 80-100% AMI

At 80%-100% AMI, there are 1,350 homes affected with Housing Problems out of 8,078 (17%). Disproportionately greater need (at least 10 points higher than 17%) exists for:

- Asians (55 out of 55 households for 100%)

Housing Problems: Disproportionally Greater Need Summary by group

- Whites: no disproportionately greater need
- Black/African Americans: no disproportionately greater need
- Asians: disproportionately greater need at 0-30% AMI, 30-50% AMI, 50-80%AMI, and 80-100%AMI (a non-LMI income level), although overall numbers are very low.
- American Indians/Alaskan Natives: disproportionately greater need at 0-30%AMI, 30%-50%AMI, and 50%-80% AMI although overall numbers remain very low.
- Pacific Islanders: no disproportionately greater need

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

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

Introduction

In this section pertaining to Severe Housing Problems, as in the previous section pertaining to Housing Problems, the Consortium will examine specific categories of needs to determine whether individual races or ethnic groups have disproportionately greater needs. A disproportionately greater need is recognized to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

It should be noted that concerning race and ethnicity, the Consortium is predominantly composed of White and Black/African American households. Other races and ethnicities are represented in extremely low numbers.

Households with no/negative income are listed for reference in the tables but are not included in the totals.

Results will be seen in the discussion section.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,269	3,600	1,400
White	1,725	1,466	402
Black / African American	3,364	2,118	848
Asian	20	0	0
American Indian, Alaska Native	35	0	20
Pacific Islander	0	0	0
Hispanic	48	25	130

Table 19 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,934	8,122	0
White	1,227	3,502	0
Black / African American	1,593	4,382	0
Asian	15	14	0
American Indian, Alaska Native	4	55	0
Pacific Islander	0	0	0
Hispanic	19	99	0

Table 20 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,538	13,721	0
White	745	6,209	0
Black / African American	693	7,101	0
Asian	40	35	0
American Indian, Alaska Native	24	34	0
Pacific Islander	0	0	0
Hispanic	14	261	0

Table 21 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	284	7,788	0
White	147	4,197	0
Black / African American	111	3,331	0
Asian	15	40	0
American Indian, Alaska Native	0	70	0
Pacific Islander	0	0	0
Hispanic	10	75	0

Table 22 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

It is important to note that when all or most of a group with a small population is affected, a disproportionately greater need registers despite the extremely low numbers.

Severe Housing Problem: Disproportionally Greater Need at 0-30% AMI

At 0%-30% AMI, there are 5,269 homes affected with Severe Housing Problems out of 8,869 (59%). Disproportionally Greater Need (at least 10 points higher than 59%) exists for: Asians (20 out of 20 households for 100%) and American Indians/ Alaskan Natives (35 out of 35 households for 100%).

Severe Housing Problem: Disproportionally Greater Need at 30-50% AMI

At 30%-50% AMI, there are 2,934 homes affected with Severe Housing Problems out of 11,056 (27%). Disproportionally Greater Need (at least 10 points higher than 27%) exists for: Asians (15 out of 29 households for 52%).

Severe Housing Problem: Disproportionally Greater Need at 50-80% AMI

At 50%-80% AMI, there are 1,538 homes affected with Severe Housing Problems out of 15,259 (10%). Disproportionally Greater Need (at least 10 points higher than 10%) exists for: Asians (40 out of 75 households for 53%) and American Indians/ Alaskan Natives (24 out of 58 households for 41%).

Severe Housing Problem: Disproportionally Greater Need at 80-100% AMI

At 80%-100% AMI, there are 284 homes affected with Severe Housing Problems out of 8,072 (4%). Disproportionally Greater Need (at least 10 points higher than 4%) exists for: Asians (15 out of 55 households for 27%).

Severe Housing Problems: Disproportionally Greater Need Summary by Group

- Whites: no disproportionately greater need.
- Blacks/African Americans: no disproportionately greater need.
- Asians: disproportionately greater need at 0-30%AMI, 30-50%AMI, 50-80%AMI, and 80-100%AMI (a non-LMI income level).
- American Indians/ Alaskan Natives: disproportionately greater need exists at 0-30%AMI and 50-80%AMI.
- Pacific Islanders: no disproportionately greater need.
- Hispanics: no disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

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

Introduction

In this section pertaining to Housing Cost Burden, as in previous sections pertaining to Severe Housing Problems and Housing Problems, the Consortium will examine specific categories of needs to determine whether individual races or ethnic groups have disproportionately greater needs. A disproportionately greater need is recognized to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

It should be noted that concerning race and ethnicity, the Consortium is predominantly composed of White and Black/African American households. Other races and ethnicities are represented in extremely low numbers.

Households with no/negative income are listed for reference in the tables but are not included in the totals.

Results will be seen in the discussion section.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	59,576	10,920	9,136	1,455
White	36,312	4,810	3,667	427
Black / African American	21,242	5,895	5,156	868
Asian	333	64	75	0
American Indian, Alaska Native	208	45	63	20
Pacific Islander	0	0	0	0
Hispanic	1,041	78	61	140

Table 23 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

As indicated earlier, when all or most of a group with a small population is affected, a disproportionately greater need is shown despite the extremely low numbers. The presence of a disproportionately greater need among these groups may give the impression that a larger number of households are affected than is the case. *Disproportionately Greater Need: Housing Cost Burdens at 0%-30% AMI* - At 0%-30% AMI, there are 59,576 homes affected by Housing Cost Burdens out of 79,632 (75%). Disproportionately greater need (at least 10 points higher than 75%) exists for: Hispanics

Housing Cost Burden: Summary by Group - Whites, Blacks/African Americans, Asians, American Indians/Alaska Natives, and Pacific Islanders: No disproportionately greater need. - Hispanics: disproportionately greater need at 0-30%AMI. At 0-30% AMI, there are 1,041 Hispanic households affected out of 1,180. The jurisdiction as a whole has 59,576 households at this income level.

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

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

Disproportionately greater need is defined as any racial or ethnic group in the Consortium with a need that is 10% higher than the jurisdiction as a whole.

As noted in previous sections, the Consortium is predominantly composed of White (53%) and Black/African American (43%) households. Other races and ethnicities are represented in extremely low numbers. For example, the combined number of Asian, American Indian/ Alaskan Native, and Pacific Islander households constitutes less than 1% of the total number of households in the Consortium. Hispanic households constitute approximately 3% of the total number of households in the Consortium.

When all or most of a group with a small population is affected, a disproportionately greater need registers despite the extremely low numbers. The number of Asian, American Indian/ Alaskan Native, and Pacific Islander households constitute less than 1% of the total number of households in each category. Hispanic households constitute between 1-3% of the total number of households in each category. Almost all of the disproportionately greater needs in the Consortium concern one of these groups; therefore, since the populations of these groups are so low in the Consortium, the percentages of disproportionately greater needs for these groups actually represent an extremely low number of households in the Consortium.

A summary of groups affected by disproportionately greater needs can be seen below.

NA-15 Housing Problems

- At 0-30% AMI: Asian and American Indian/Alaskan Natives
- At 30-50% AMI: Asian and American Indian/Alaskan Natives
- At 50-80% AMI: Asian and American Indian/Alaskan Natives
- At 80-100% AMI: Asians

NA-20 Severe Housing Problems

- At 0-30% AMI: Asian and American Indian/Alaskan Natives
- At 30-50% AMI: Asians
- At 50-80%AMI: Asian, and American Indian/Alaskan Natives

- At 80-100% AMI: Asians

NA-25 Housing Cost Burden

- At 0-30% AMI: Hispanics

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

There are no other known needs not identified above.

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

The racial and ethnic composition of the Consortium as a whole is White 53%, Black/African American 43%, and Hispanic 3%. The combined number of Asian, American Indian/ Alaskan Native, and Pacific Islander households constitutes less than 1% of the total number of households in the Consortium. The racial and ethnic composition of Sumter and Clarendon Counties are very even between Whites and African/Americans. In Lee County, African Americans comprise 63% of the population, while Whites are 34%. In Kershaw County, African Americans make up 25% of the population, while Whites comprise 72%.

Maps displaying these demographics are included in this Consolidated Plan.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Consortium Region has one Public Housing Authority, the Housing Authority of Sumter, which serves to meet the need for affordable housing in the area. Through the use of Section 8 vouchers and public housing units, the Housing Authority of Sumter addresses the housing needs of low-income families.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	323	858	0	858	0	0	0

Table 24 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	8,829	9,962	0	9,962	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	4	5	0	5	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	44	151	0	151	0	0
# of Disabled Families	0	0	44	306	0	306	0	0
# of Families requesting accessibility features	0	0	323	858	0	858	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 25 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	12	75	0	75	0	0	0
Black/African American	0	0	311	776	0	776	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	4	0	4	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 26 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	3	0	3	0	0	0
Not Hispanic	0	0	321	855	0	855	0	0	0

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

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The needs of public housing tenants and applicants on the waiting list for accessible units include units without stairs and units that can be modified to accommodate the individual needs of the resident. The most commonly needed modifications include handrails for the toilet and shower and entrance ramps that can accommodate walkers and wheelchairs. Smaller one and two bedroom units are also preferred over larger or multi-level units.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Sumter Housing Authority has a combined total of 352 families on the waiting list for public housing and section 8 tenant-based rental assistance. Out of this total number, 176 are one-bedroom family, elderly and/or disabled requests. The high volume of applications for one-bedroom units has led to an immediate need for more units. Additionally, these units need to be affordable, flat (without stairs), energy-efficient and equipped with assistive modifications to meet the needs of the aging and/or disabled population.

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

The needs reported by the Housing Authority of Sumter mirror the community at large with respect to a growing population of people/persons who need to obtain affordable housing that can be modified to allow them to live independently.

Discussion

The Housing Authority of Sumter provides affordable housing units for individuals and families in the Consortium region. The current demand for housing is greater than number of available units, which has resulted in a waiting list for both public housing units and Section 8 vouchers. The waiting list reflects a need for units that can accommodate elderly and/or disabled individuals, who often request smaller one-bedroom units which are modified to accommodate their needs.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Social Service Agencies in the Consortium have taken steps in the past few years to identify and begin to address the growing number of homeless families and individuals living in its jurisdiction. According to the 2014 Homeless Point-in-Time (PIT) Count, the majority of homelessness is more prevalent in the more urban Sumter County, and to a lesser extent in Kershaw and Lee Counties, with Clarendon County having the lowest number of homeless individuals as measured by the PIT count.

Programs for the homeless in the Consortium Area include 11 transitional housing programs. Within the 11 transitional housing programs, 1 is for families, 1 is for women and children, 1 is for individuals who are 10-17 years of age, 3 only accept adults, 2 are for individuals who are dependent on drugs and/or alcohol, 3 accept only men and 2 accept individuals on a short-term, "emergency" basis. Additionally, 4 of the 11 transitional programs have length of stay limitations that require residents to be out of the home within a year. Currently there are no year-round homeless shelters or permanent housing programs for families in the Consortium Area.

Two additional organizations, the Empowered Personal Care Home Health Alliance Inc. (EPCHHA) and the Wateree Aids Task Force (WATF), work to combat homelessness among persons with HIV/AIDS. Both WATF and EPCHHA assist persons with medicines, food, rents, utilities and mortgage. This assistance will prevent persons who are HIV/AIDS positive from becoming homeless. EPCHHA provides 82 rooms for homeless HIV/AIDS clients who are not financially able to afford a place on their own.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	8	0	0	0	0
Persons in Households with Only Children	3	5	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	30	51	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	7	0	0	0	0
Veterans	4	19	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	3	0	0	0	0

Table 28 - Homeless Needs Assessment

Data Source Comments: 2014 South Carolina Point-in-Time (PIT) Count Results

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	64	0	0	0	0
Persons in Households with Only Children	49	24	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	18	51	0	0	0	0
Chronically Homeless Individuals	0	1	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	5	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 29 - Homeless Needs Assessment

Data Source Comments: 2014 South Carolina Point-in-Time (PIT) Count Results

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

This assessment is based on information obtained via the City of Sumter’s community meetings and information gathered while working with local agencies and organizations.

Urban homelessness is unique in that those who are homeless often camouflage their situation by frequenting local community centers, such as libraries, or sitting in fast food establishments and the mall. There are also those who are homeless that do not mask their situation. These individuals are more regularly seen on the street, and will ask for money or food from other pedestrians.

Several homeless persons told City of Sumter staff during visits to soup kitchens that they sleep anywhere they could lay their heads, benches, parks, shelters when available, etc. One man explained that he slept in a relative's car at night because that family member will not allow him to sleep in their house.

Homeless persons with disabilities have an even greater plight. In most case they are sickly, unemployed, and sometimes harder to reach because they think no one cares about them.

Staff did not observe children during visits to homeless shelters, but were informed by shelter staff that homeless children are usually either in transitional housing with their parent(s), living with a relative, or are a ward of the state.

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

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

While it is difficult to estimate the number of families in need of housing assistance, interviews conducted by the City of Sumter provide evidence that there are families with children who are currently homeless in the Consortium region. These children live in transitional housing, stay with relatives, or are in state custody/foster care.

Refer to the *Homeless Needs Assessment* and *Rural Homeless Needs Assessment* charts in this section for further data.

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

Anecdotal evidence suggests that the majority of sheltered and unsheltered homeless individuals within the region are African-American and non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2014 South Carolina Point-in-Time Count reports that there are 124 unsheltered and 66 sheltered homeless individuals within the Consortium region.

Discussion:

There are two Continuums of Care for the region. Kershaw County is covered by the Midlands Area Consortium for the Homeless, and Sumter, Lee, and Clarendon Counties are covered by the Eastern Carolina Homelessness Organization.

Findings from the Consortium area from the South Carolina Homeless Point-in-Time (PIT) Count conducted January 24, 2014, include:

Sumter County has the highest number of homeless individuals in the Consortium Area, with 89 total (33 unsheltered, 40 in emergency shelter, and 16 in transitional housing).

Lee County had the second highest total number of homeless individuals, with 57 total (57 unsheltered). It was among the counties in the state with the highest increase in unsheltered homeless, and was seventh in total unsheltered homeless population.

Kershaw County had 37 homeless individuals, with 27 unsheltered and 10 in transitional housing.

Clarendon County had 7 homeless individuals, with all 7 in the unsheltered category.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, youth aging out of foster care, persons with addictions, HIV/AIDS and their families and victims of domestic violence. There are consistent patterns between the special needs population and the increased risk for homelessness because of lack of adequate housing facilities. There is limited permanent housing available in the Consortium Area, though there are a number of service delivery systems. Each County's Disabilities and Special Needs (DSN) Board and the agencies that provide services for these populations work to offer services to individuals in need. The main issue is one of capacity and adequate funding.

Describe the characteristics of special needs populations in your community:

Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families and victims of domestic violence and/or sexual assault.

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

The housing and supportive service needs of these populations include employment at a living wage, affordable housing, and transitional support services, including crisis counseling, life skills, and transportation. Special needs populations typically work with a case manager or other staff within a specific service agency, who will help to coordinate housing and services.

The Consortium recognizes that there are specific and unique requirements for each special needs group; however, there are some common issues that are relevant to the whole category of special needs individuals. Programs that currently exist to financially assist special needs populations include Temporary Assistance for Needy Families (TANF); disability benefits—Social Security Disability Insurance (SSDI) and Supplemental Security Income (SSI); food stamps; and unemployment insurance. These resources cannot supply all the requirements for special needs persons. This has a direct impact on the housing for the special needs population.

The SCRHC, in collaboration with local PHA's, support groups and group home providers is working to provide housing for special needs in the region. In addition to Elderly/Frail Elderly and persons with HIV/AIDS, the Consortium has identified the following groups:

1. Persons Fleeing Domestic Violence

2. Severely Mentally Ill

3. Persons of Substance Abuse Alcohol / Drug Addiction

4. Youth

There are specific and unique needs for each special needs population; however, there are some common issues that are relevant to the whole category of special needs persons.

Independent living arrangements – Living independently to the greatest extent possible is an important need for all special needs populations.

Social services – Programs provided through the Older Americans Act (OAA) and other state and federal initiatives allow elderly persons to live independently while still ensuring that they receive adequate nutrition.

Transportation – Given that special needs individuals typically have limited incomes and limited accessibility options, transportation is vitally important to the lives of all special needs populations. Particularly in rural areas, accessible public transportation is needed to enable these persons to sustain employment, receive services, and seek treatment for their individual needs.

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

According to the most current reporting from the South Carolina Department of Health and Environmental Control's STD/HIV/AIDS Surveillance Report, dated December 31, 2013, the prevalence rate, calculated as the number of cases per 100,000 in population, was 643.3 for Lee County, 610.8 for Sumter County, 445.3 for Clarendon County, and 266.3 for Kershaw County. Between 2012 and 2013, the number of cases in Sumter County decreased from 27 to 23, in Lee County, the number decreased from 12 to 4, in Kershaw County, the number decreased from 10 to 9, and in Clarendon County, the number of cases increased from 7 to 12.

Discussion:

There are many organizations that must work together to increase the housing and services for the special needs community. Collaboration between organizations plays an important role in the success of establishing and running effective programs. Organizations including the United Way, YWCA of the Upper Lowlands, Freedom House, faith based organizations, and others currently provide assistance to individuals with special needs who are also in need of transitional or permanent housing. In addition, a number of state government entities operate mental health and social services programs in the region, including the Department of Social Services, Department of Health and Environmental Control, and Department of Mental Health.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facility needs in the Santee-Lynches Region include improvement needs for public buildings, parks and recreational facilities, expansion of senior centers and youth centers and their offerings, additional fire and police equipment, additional healthcare facilities, improvements to streets and roads, and rehabilitation and expansion of public water and wastewater systems.

How were these needs determined?

Public facilities needs were determined via several mechanisms. First, the results of the Community Facilities sections of each Comprehensive Plan in effect in the region were reviewed. In addition, the Santee-Lynches Council of Governments conducts regular community needs assessments for units of local government across the region to provide citizens with opportunities to provide input and feedback on need areas. A survey form is provided during that community needs assessment.

Describe the jurisdiction's need for Public Improvements:

The Santee-Lynches region is primarily rural in character, which means that few resources are available for public improvements. The units of local government in the Consortium Area do not receive sufficient tax revenue to maintain critical services and cover the total costs of neighborhood improvement efforts. In addition, the Local Government Fund (LGF), which provides state-shared revenues to units of local government, has not been fully funded by the S.C. Legislature since 2008, further straining limited local resources. In some parts of the region, including Lee, Sumter, and Clarendon Counties, capital sales taxes have been established to fund critical public improvements, including updates to police and emergency service communications systems, road paving, and water and sewer infrastructure demands. Factoring in additional growth anticipated for the region, the need for expansion of roads, wastewater and water utilities, and industrial infrastructure will continue to be significant needs, particularly in Sumter County and the western portion of Kershaw County.

How were these needs determined?

The aforementioned needs were determined through the Comprehensive Plans developed by each unit of local government (with the exception of Paxville) in the Consortium Area, in accordance with the State of South Carolina's Comprehensive Planning Enabling Act of 1994. In addition, for those units of local government that have initiated capital sales taxes through voter referenda (Clarendon, Sumter, and Lee Counties), detailed scoping efforts were conducted to determine the most viable projects to place onto the ballot for the voters to approve or reject.

Describe the jurisdiction's need for Public Services:

Similar to the need for public improvements stated above, the units of local government in the Consortium Area do not receive sufficient tax revenue to maintain critical services and cover the total costs of neighborhood improvement efforts. In addition, the Local Government Fund (LGF), which provides state-shared revenues to units of local government, has not been fully funded by the S.C. Legislature since 2008, further straining limited local resources. Additional maintenance personnel, community center staff, police officers, firefighters, and emergency services personnel are needed by all units of local government in the Consortium Area, but resources have constrained local elected officials since 2008.

How were these needs determined?

The aforementioned needs were determined through the comprehensive planning process that resulted in approval of the ten-year Comprehensive Plan for each unit of local government (with the exception of Paxville) in the Consortium Area, in accordance with the State of South Carolina's Comprehensive Planning Enabling Act of 1994.

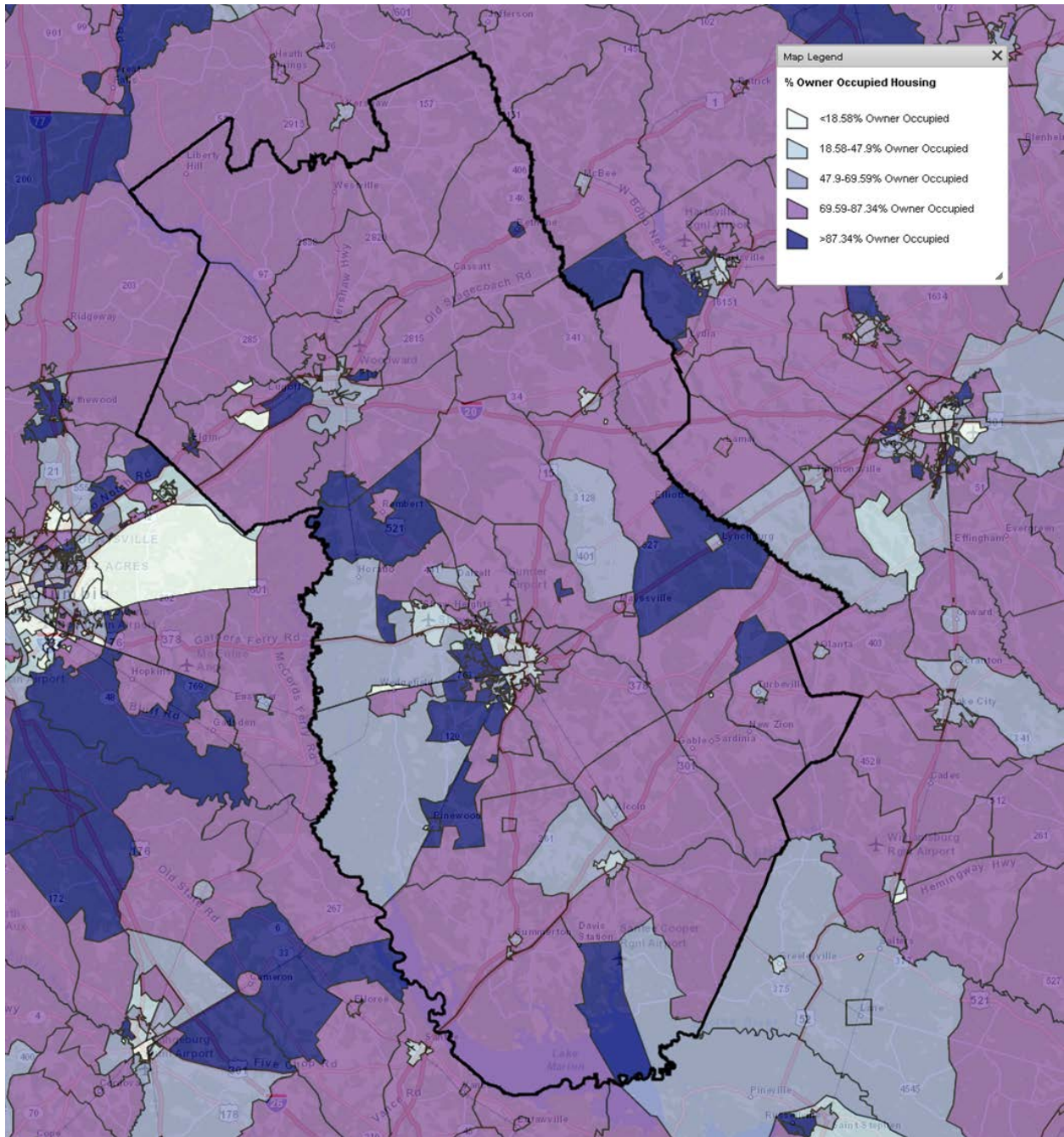
Housing Market Analysis

MA-05 Overview

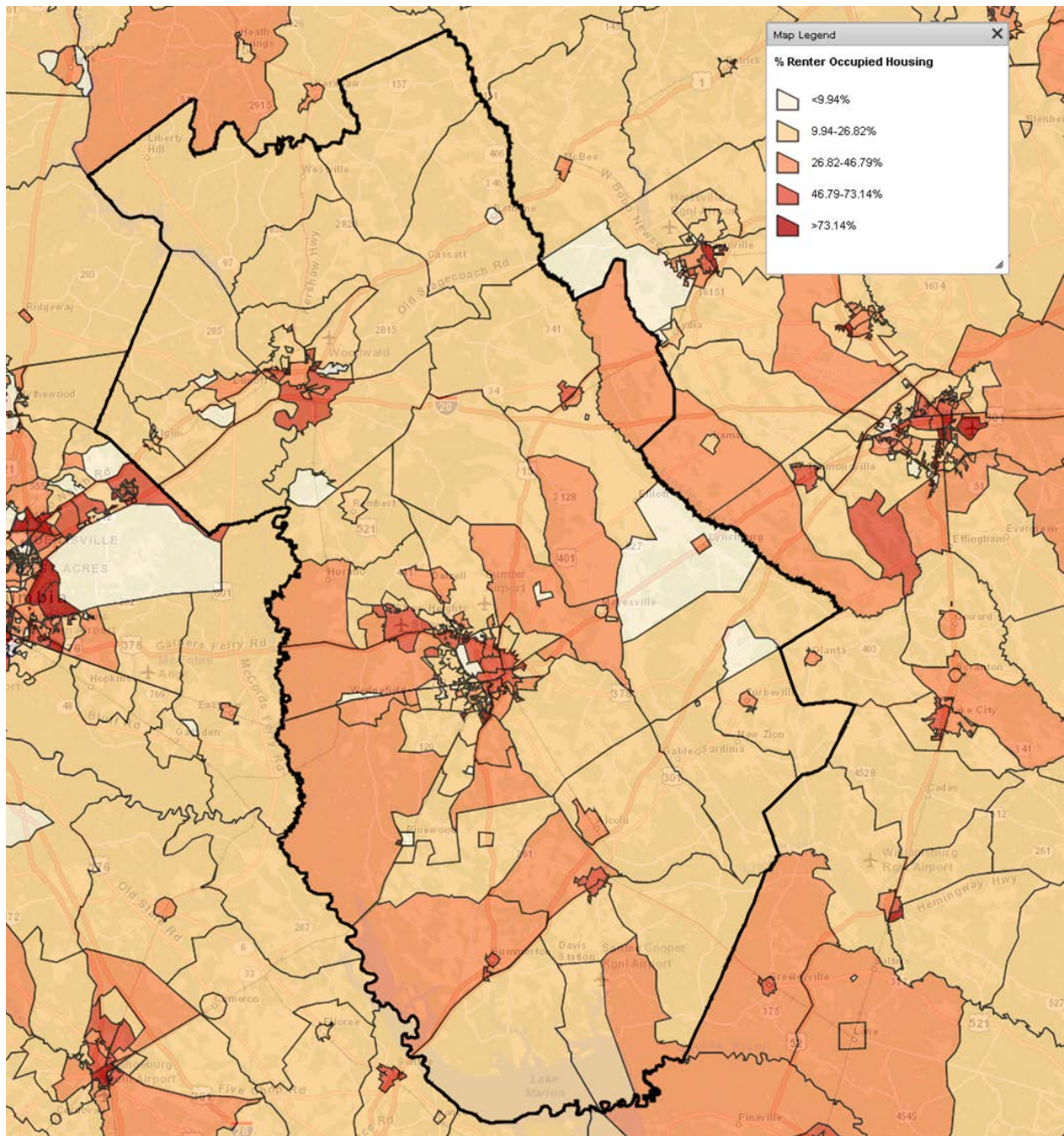
Housing Market Analysis Overview:

Based on the figures provided from the 2007-2011 American Community Survey, the most prevalent type of housing in the Consortium is a one-unit detached structure which represents 61% of all residential properties. The next most prevalent type of housing at 29% is the category of “Mobile home, boat, RV, van, etc.” Presumably, based on observation and knowledge of the area, this category primarily represents Mobile home properties. The remaining 11% of housing properties are composed of multi-unit structures (10%) and one-unit attached structures (1%).

The majority of all housing units in the Consortium are owner-occupied (71%). Most of these units (87%) contain three bedrooms or more followed by a much smaller percentage (12%) of units with two bedrooms. Rental units comprise slightly more than one-fourth of the total number of units available (29%). One-bedroom units account for only 10% of all units, while two-bedroom units are 38%, and units of three bedrooms or more account for just over half of all units at 51%.



Percent Owner Occupied Housing



Percent Renter Occupied Housing

**MA-10 Housing Market Analysis: Number of Housing Units - 91.410,
91.210(a)&(b)(2)**

Introduction

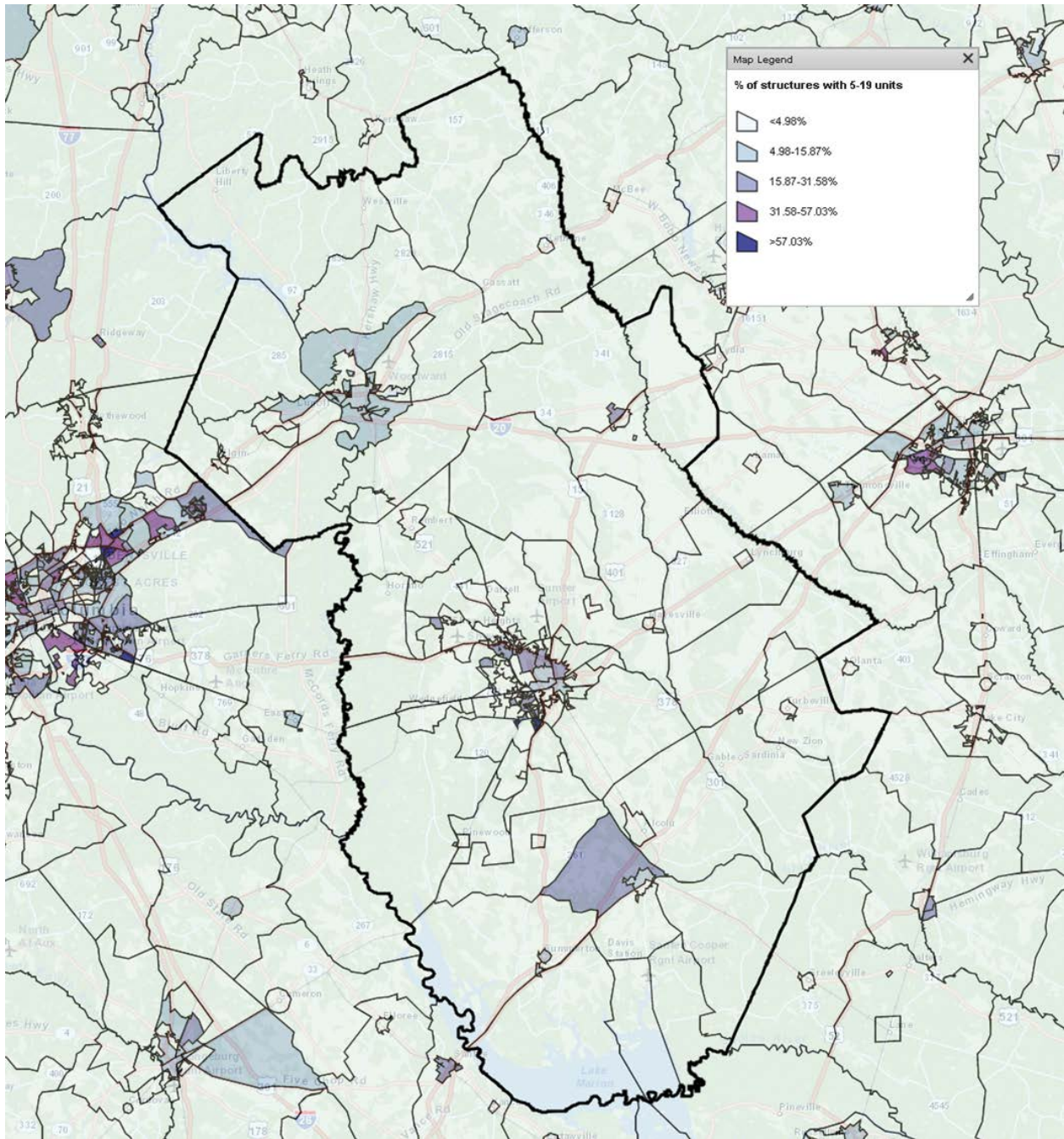
The following section describes the number, type, tenure, and size of housing available in the Consortium area.

All residential properties by number of units

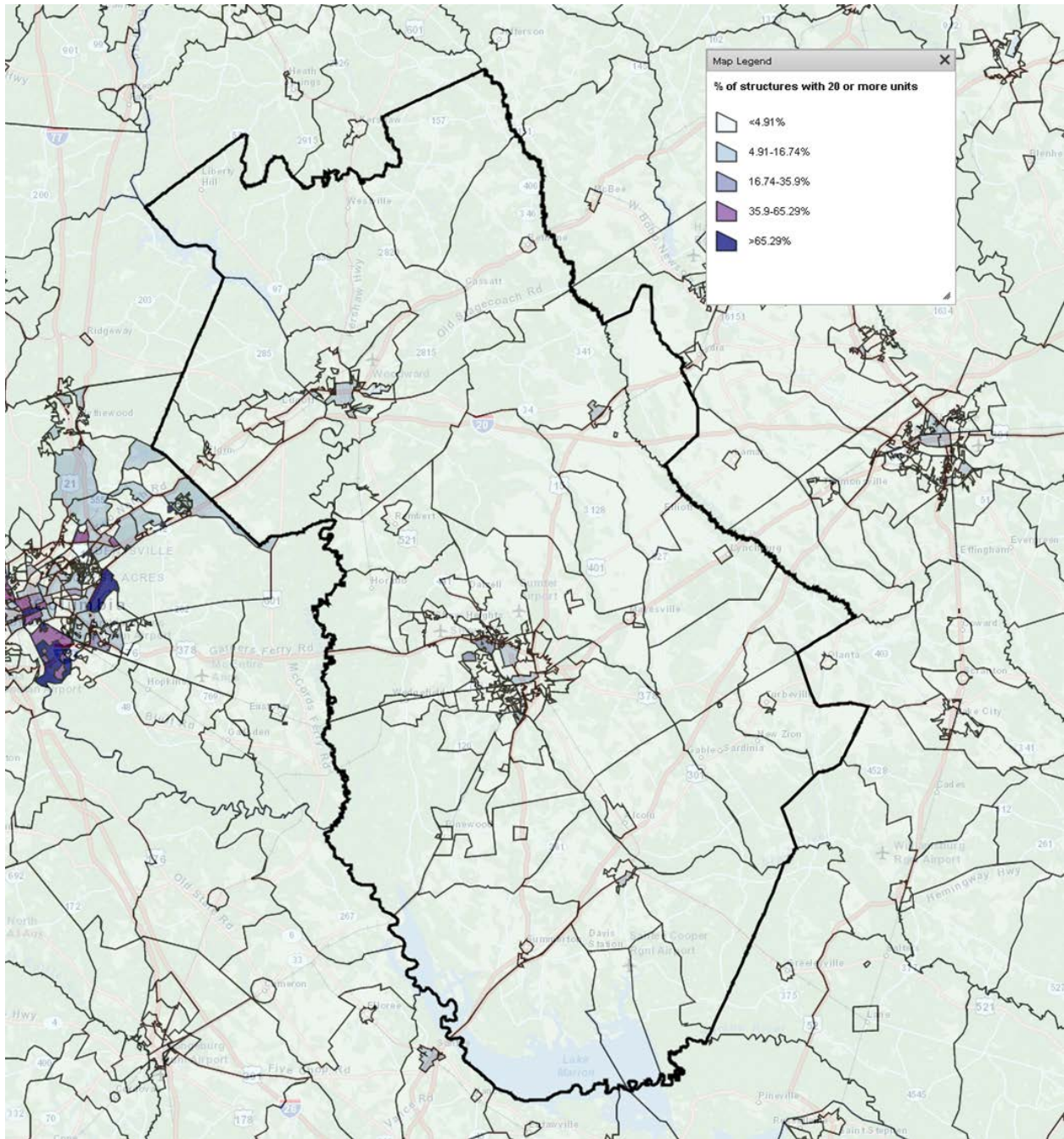
Property Type	Number	%
1-unit detached structure	59,915	61%
1-unit, attached structure	1,133	1%
2-4 units	3,660	4%
5-19 units	3,594	4%
20 or more units	1,531	2%
Mobile Home, boat, RV, van, etc	28,247	29%
Total	98,080	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS



Percent of Structures with 5-19 Units



Percent of Structures with 20+ Units

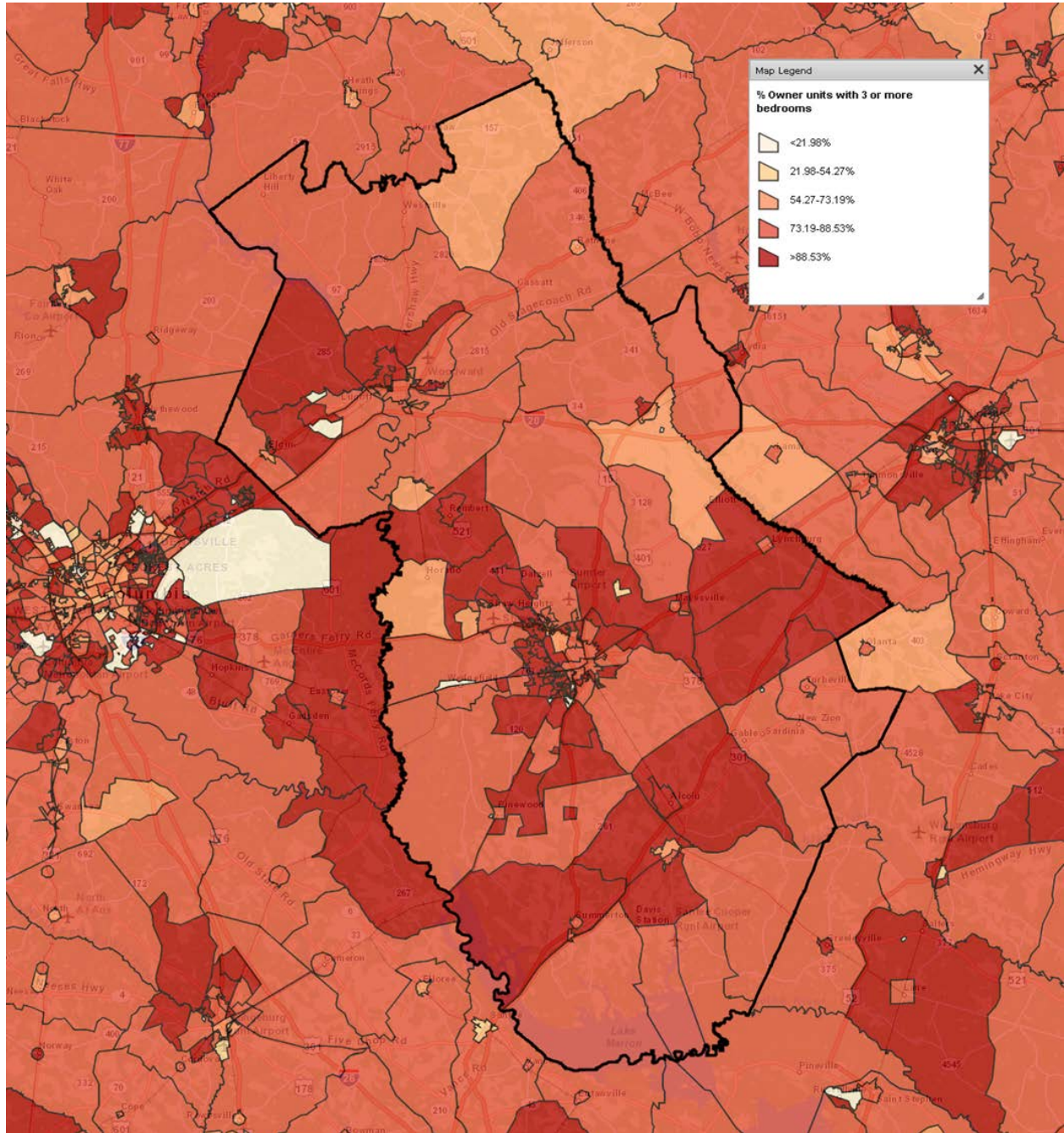
Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	136	0%	280	1%
1 bedroom	517	1%	2,319	10%
2 bedrooms	7,188	12%	9,000	38%
3 or more bedrooms	50,599	87%	11,933	51%

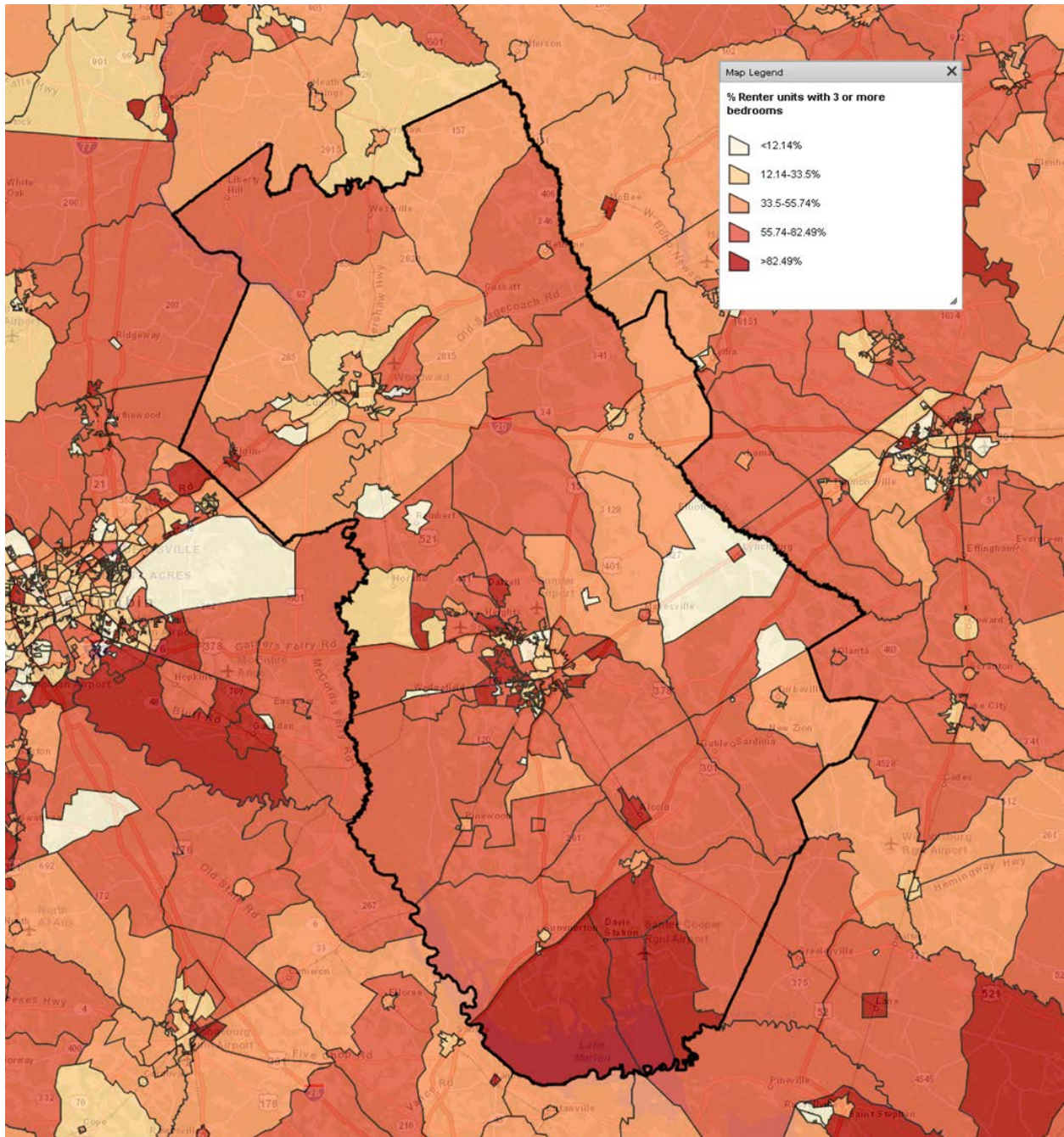
	Owners		Renters	
	Number	%	Number	%
Total	58,440	100%	23,532	100%

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS



Percent of Owner Units with 3 or More Bedrooms



Percent of Renter Units with 3 or More Bedrooms

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

As detailed earlier in the *Public Housing by Program Type* Table, 323 units are provided in the Consortium jurisdiction through Public Housing, and 858 residents receive tenant-based housing vouchers which provide direct monetary assistance for housing payments to those who meet eligibility requirements.

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

No losses from the affordable housing inventory are anticipated at this time.

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

Single-unit detached structures are the largest type of housing structures in the Consortium at 61%. Mobile homes also comprise a very large portion of the current housing stock in the Consortium at 29%. Many of the detached structures are in poor substandard condition and many of the mobile homes are similarly aging and degraded. Very few of the affordable units available for rent or purchase are new or built in recent years. For individuals and families living below poverty level, substandard housing and cost burden present major obstacles. They usually cannot find or afford to live in safe, decent housing. Therefore, the current and available housing units do not meet the needs of the LMI population.

Describe the need for specific types of housing:

Single Bedroom housing has been articulated by several agencies, including the Sumter Housing Authority, as a need area, due to the rising number of elderly and/or disabled individuals seeking affordable housing options. In many cases, individuals who are in need of single bedroom housing end up being placed in or renting larger apartments due to the limited availability of single bedroom options via public housing or other affordable housing programs. Additionally, accessible units (specifically containing no stairs) are in high demand and short supply regionally.

Discussion

Housing needs which comply with HUD guidelines for HOME Investment Partnership funding include: new construction for both LMI home ownership and LMI rental properties, rehabilitation of existing property for both LMI homeowners and LMI rental property, and down payment assistance. The priorities in the Consortium area at this time are rental new construction and rehabilitation, followed by tenant based rental assistance, owner-occupied new construction and rehabilitation. Down payment assistance is a much lower priority. In addition, seniors, disabled residents, and families with children have been identified as vulnerable special needs populations that should be given special consideration for housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section of the Consolidated Plan examines the Cost of Housing in the Consortium area. Specific areas of consideration are the availability of housing at all income levels, the Affordability of Housing, and how rental rates in the Consortium compare to the Fair Market rate for the area.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	79,400	103,059	30%
Median Contract Rent	313	481	54%

Table 32 – Cost of Housing

Alternate Data Source Name:

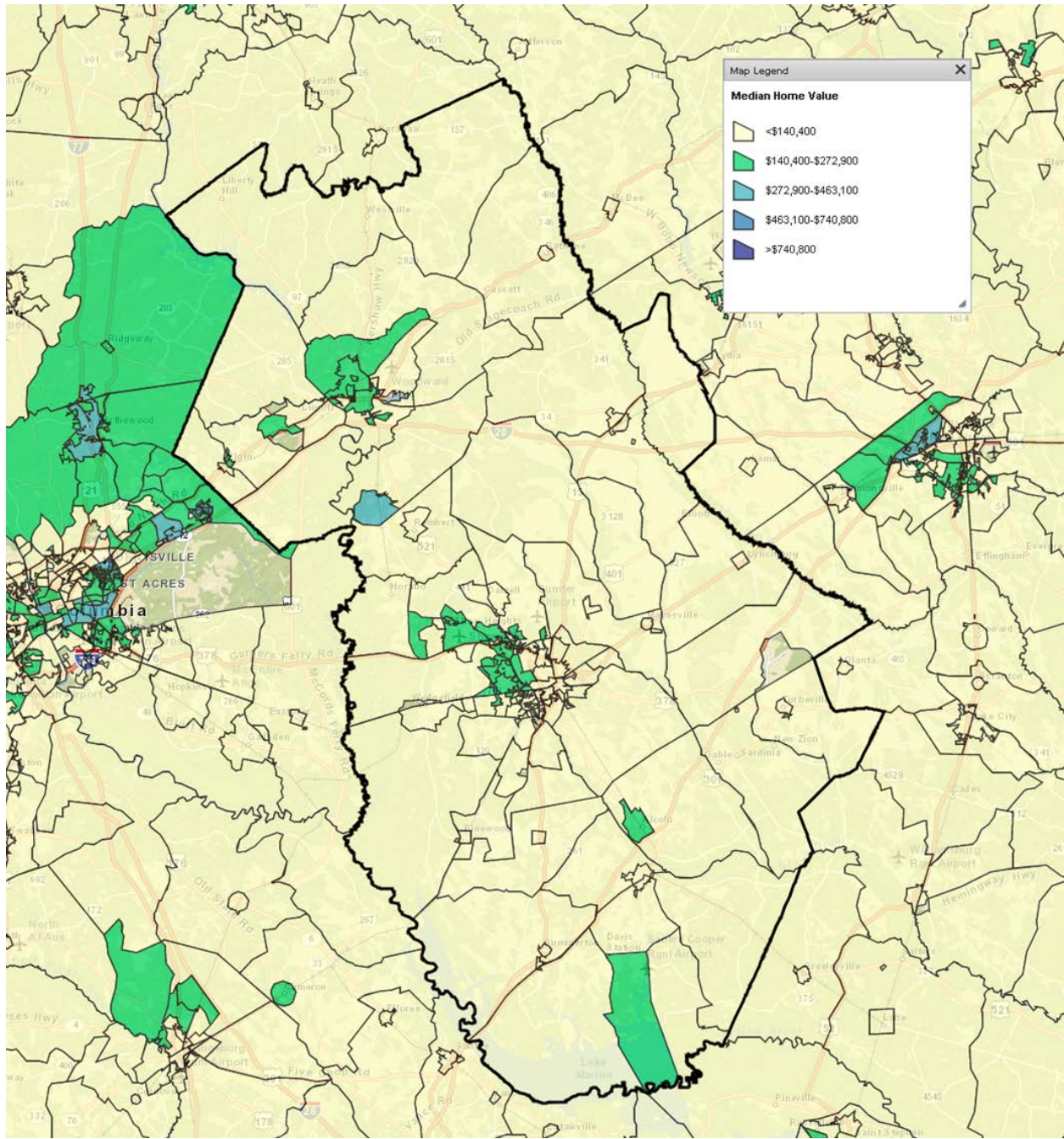
2009-2013 ACS

Data Source Comments:

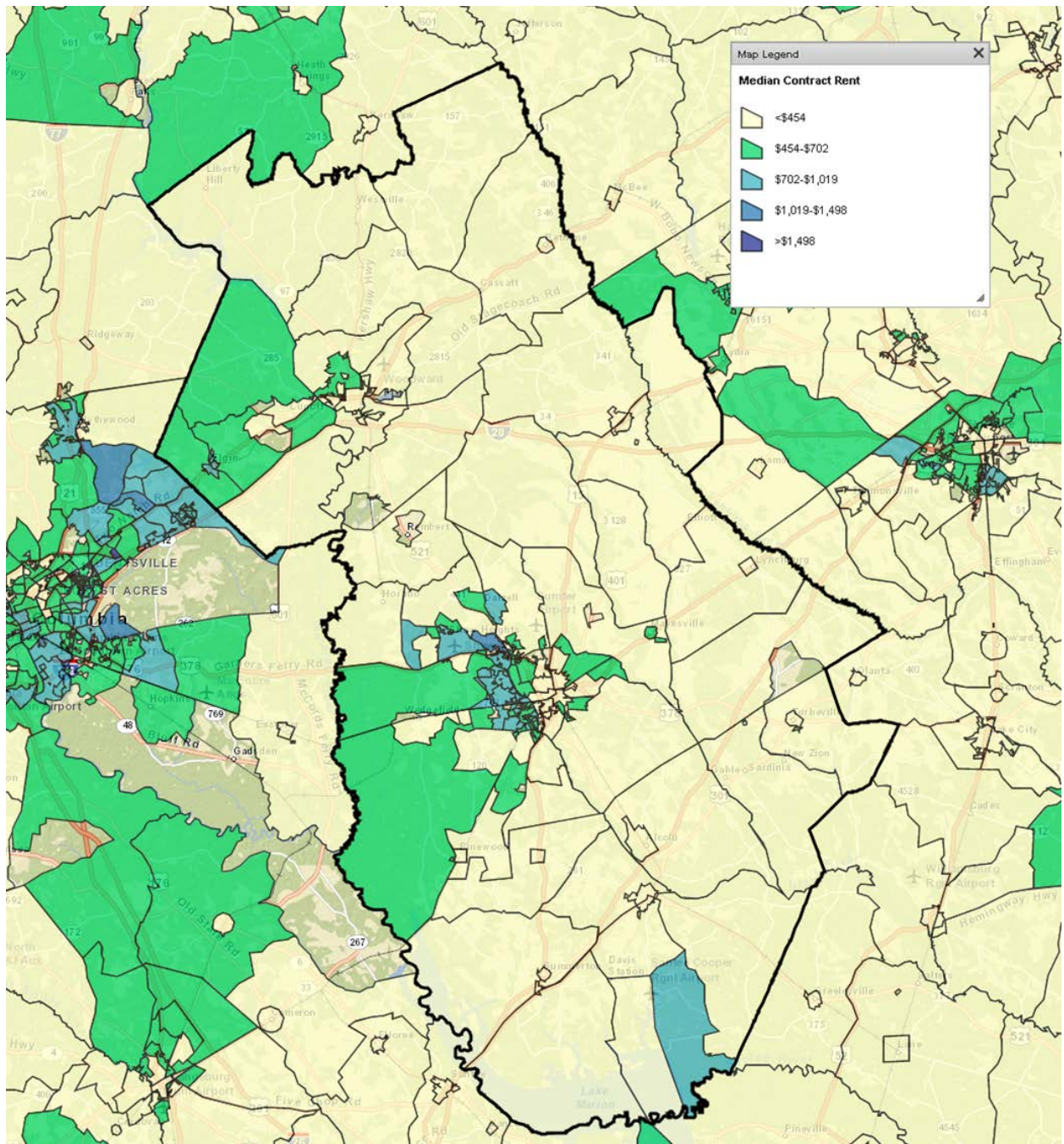
Rent Paid	Number	%
Less than \$500	15,508	65.9%
\$500-999	7,331	31.2%
\$1,000-1,499	432	1.8%
\$1,500-1,999	84	0.4%
\$2,000 or more	177	0.8%
Total	23,532	100.0%

Table 33 - Rent Paid

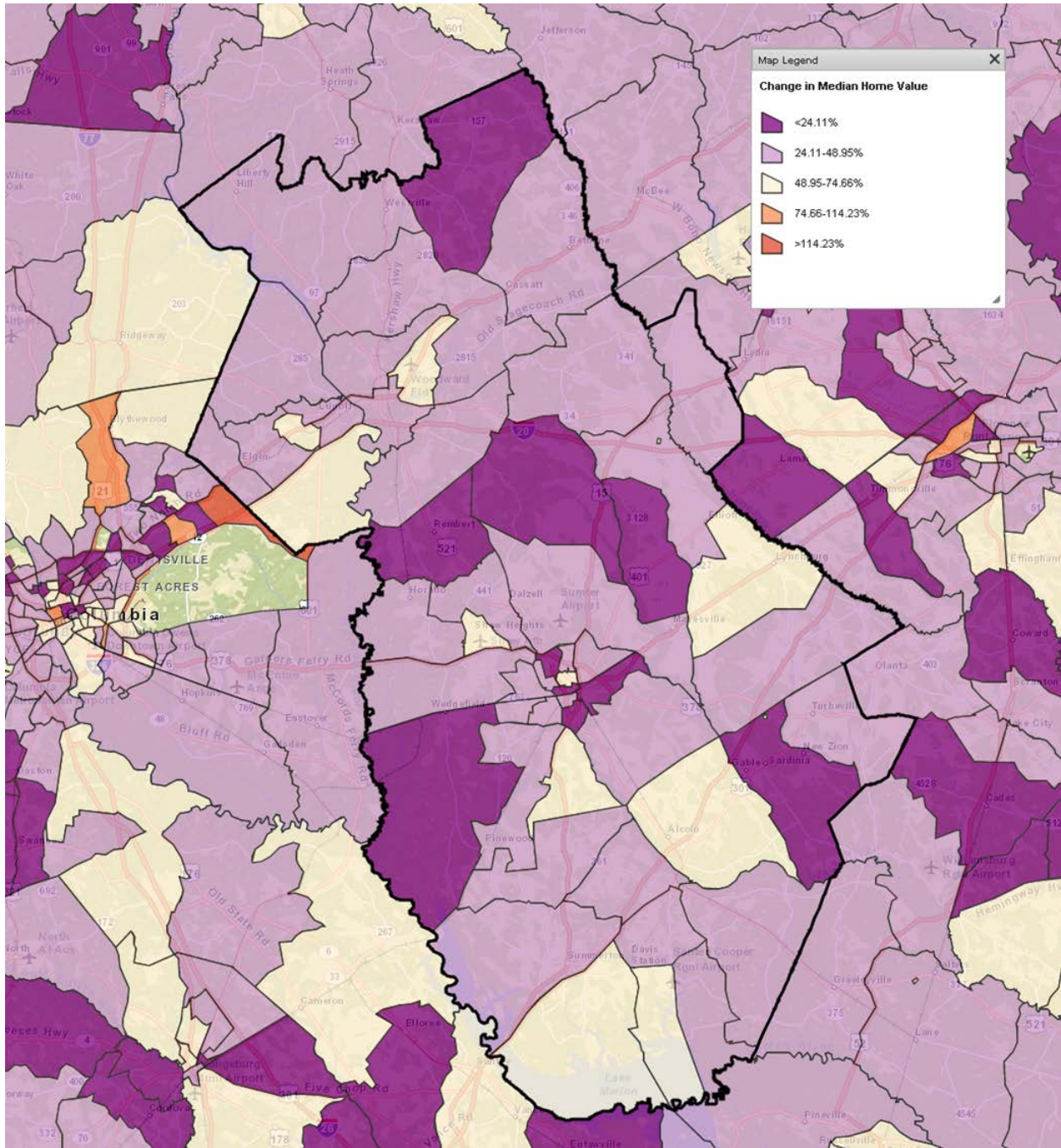
Data Source: 2007-2011 ACS



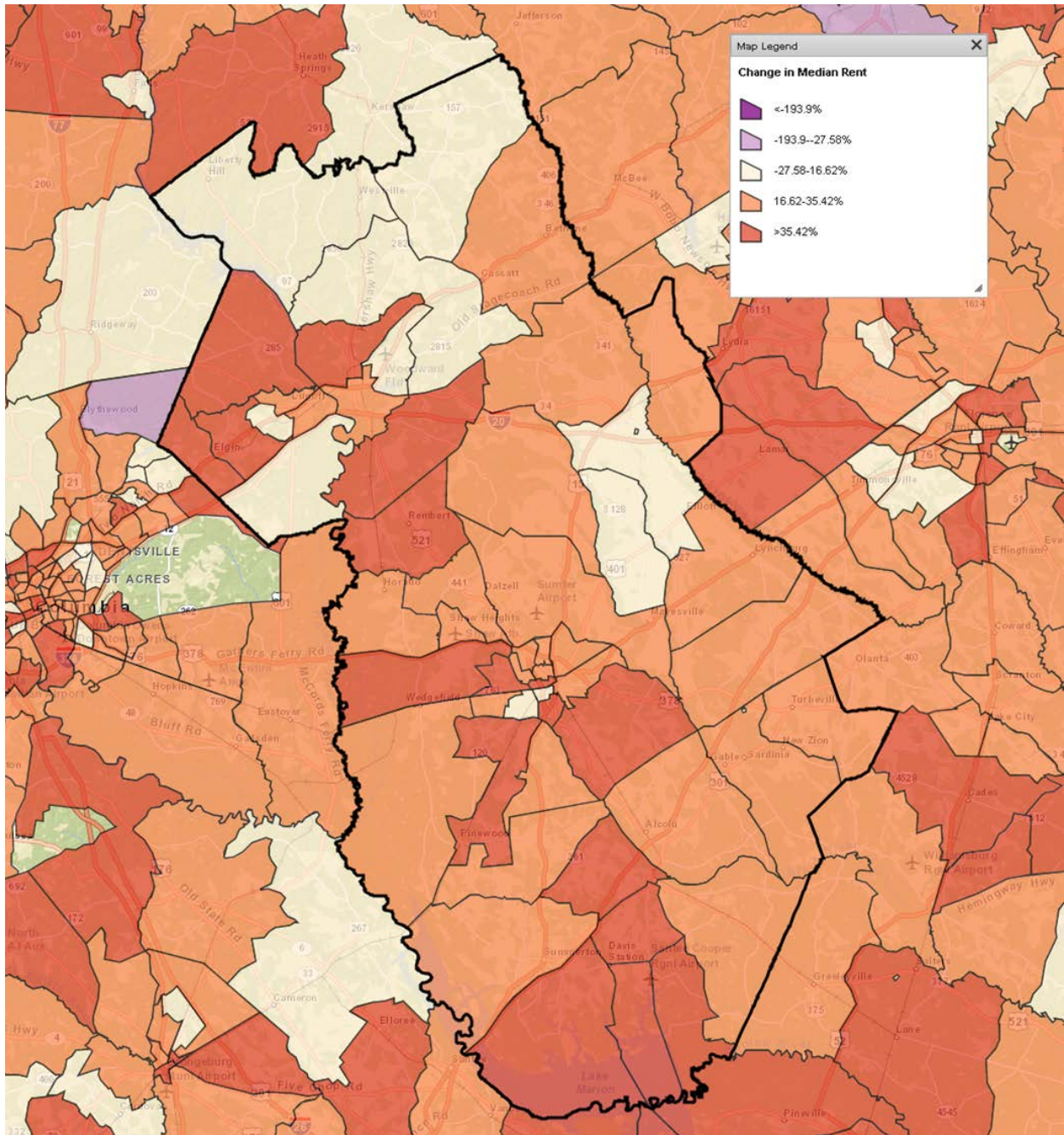
Median Home Value



Median Contract Rent



Percent Change in Home Value



Percent Change in Median Rent

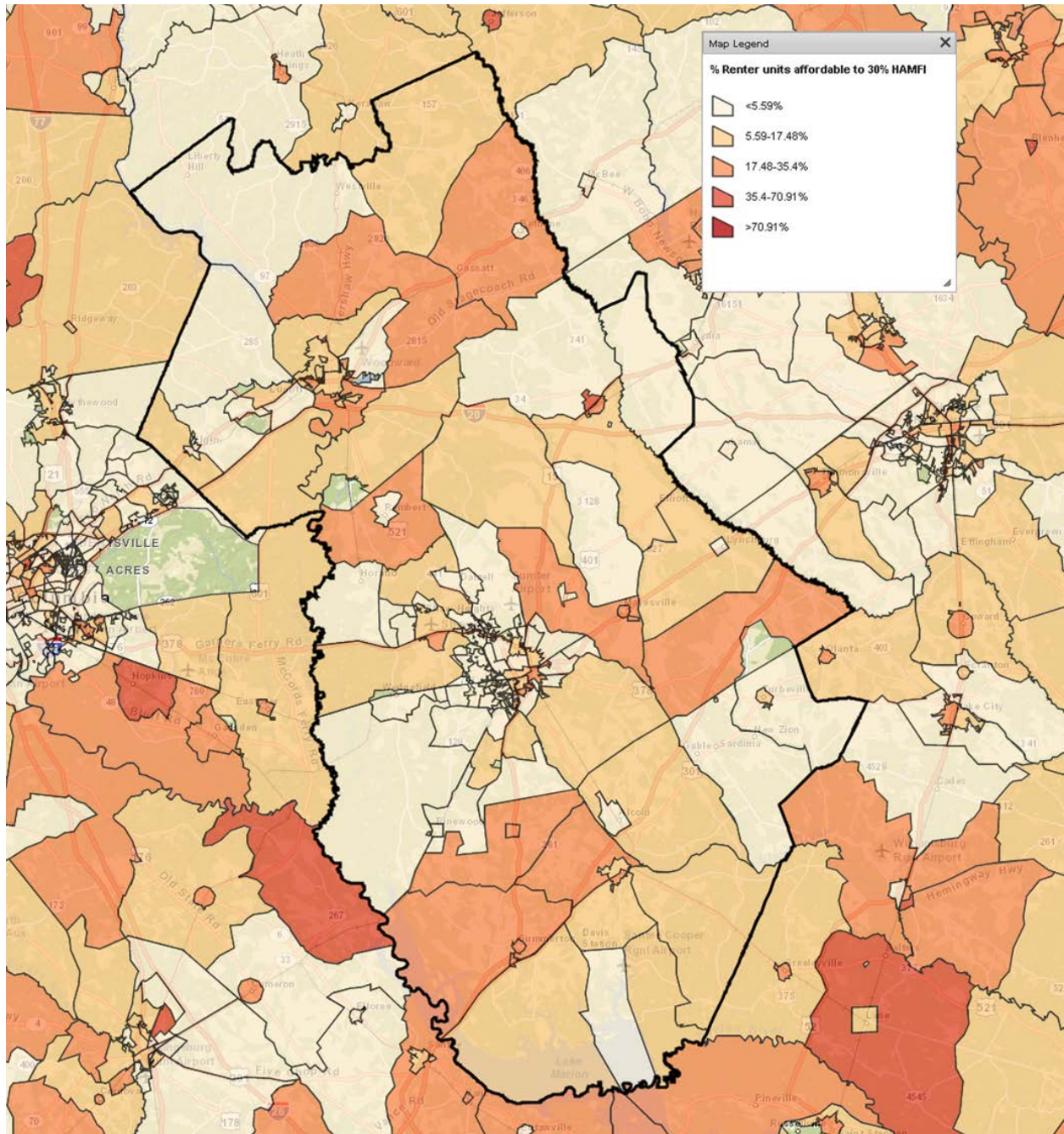
Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,366	No Data
50% HAMFI	7,329	6,734
80% HAMFI	15,335	16,424
100% HAMFI	No Data	22,957

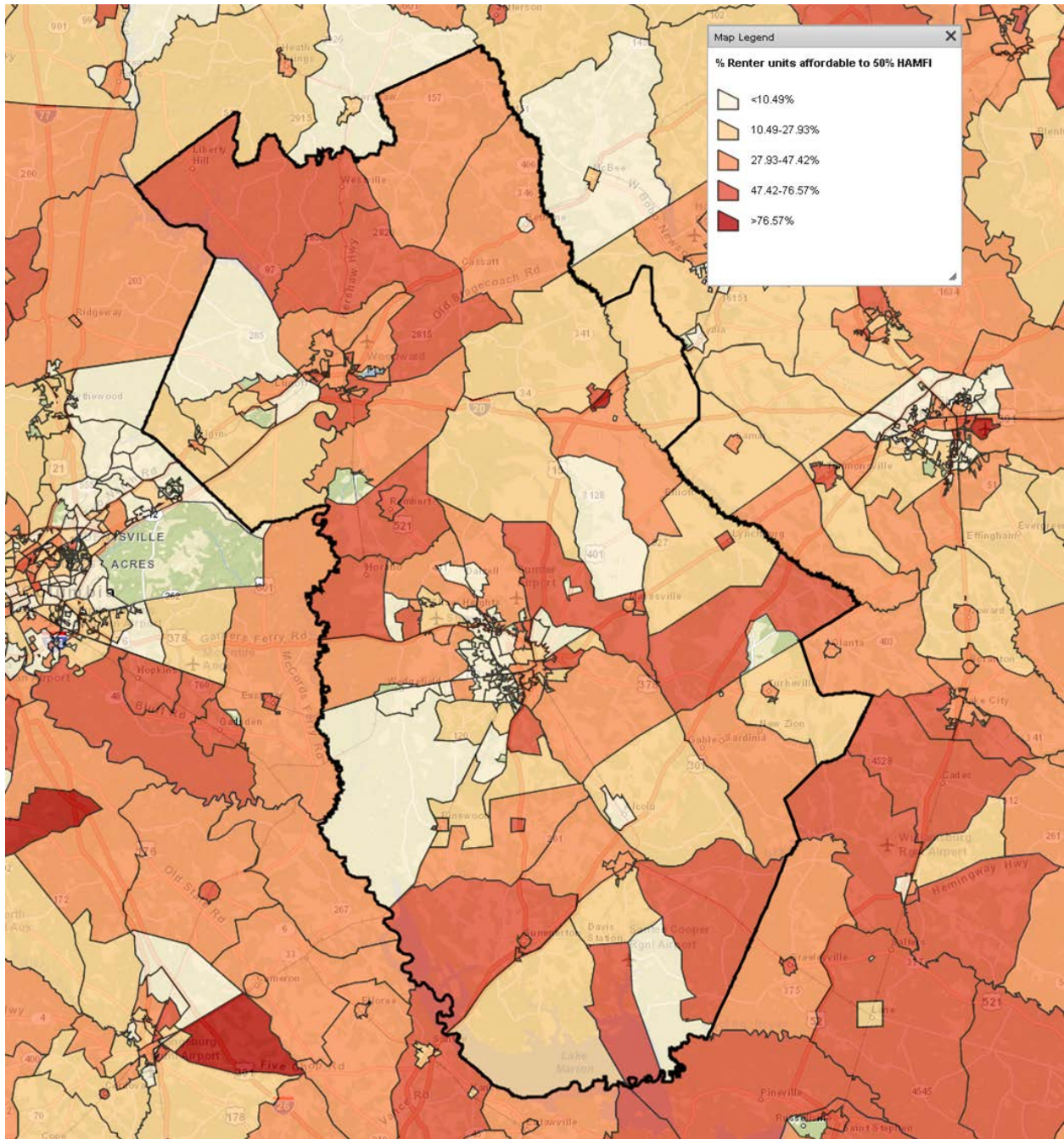
% Units affordable to Households earning	Renter	Owner
Total	25,030	46,115

Table 34 – Housing Affordability

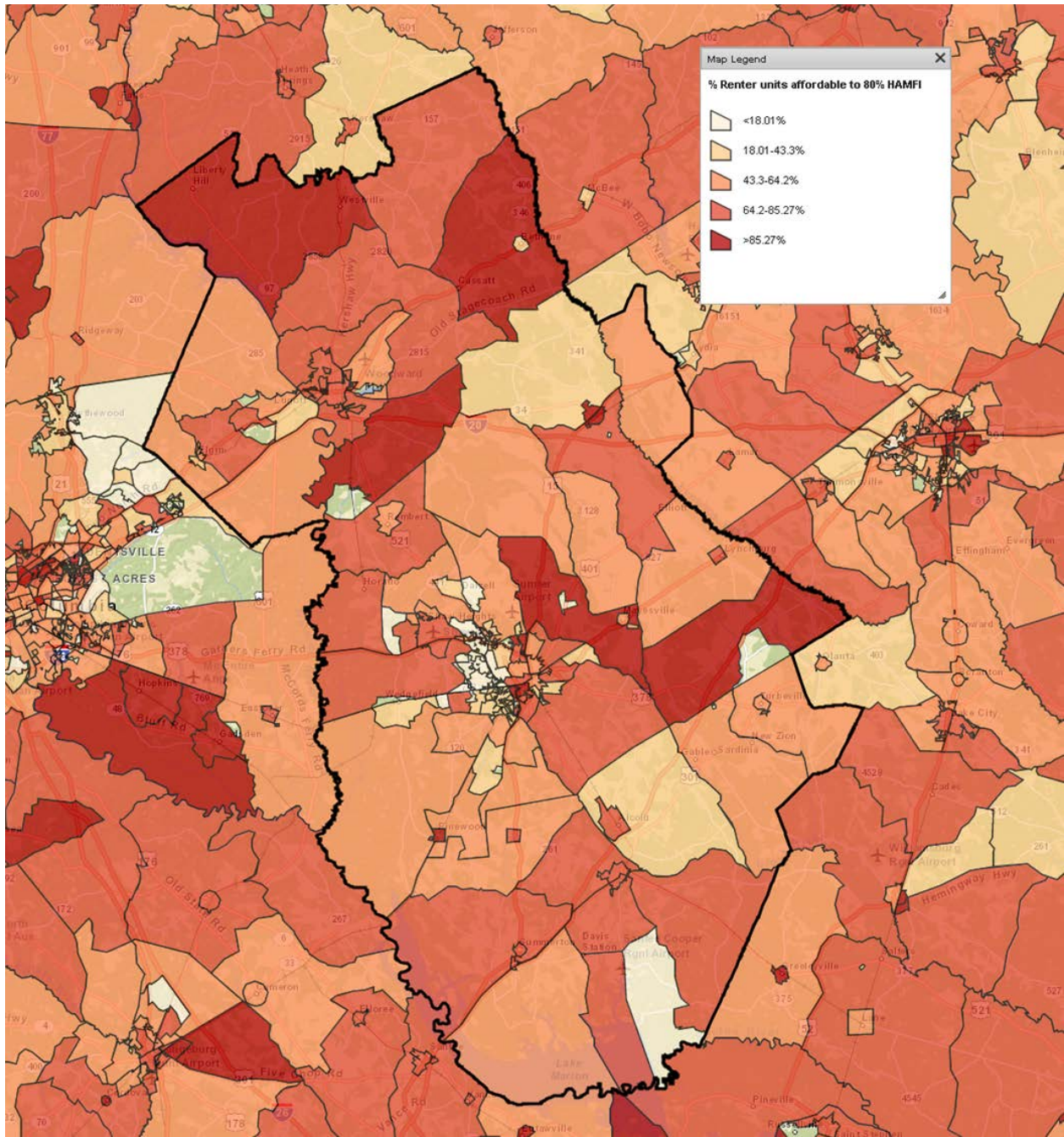
Data Source: 2007-2011 CHAS



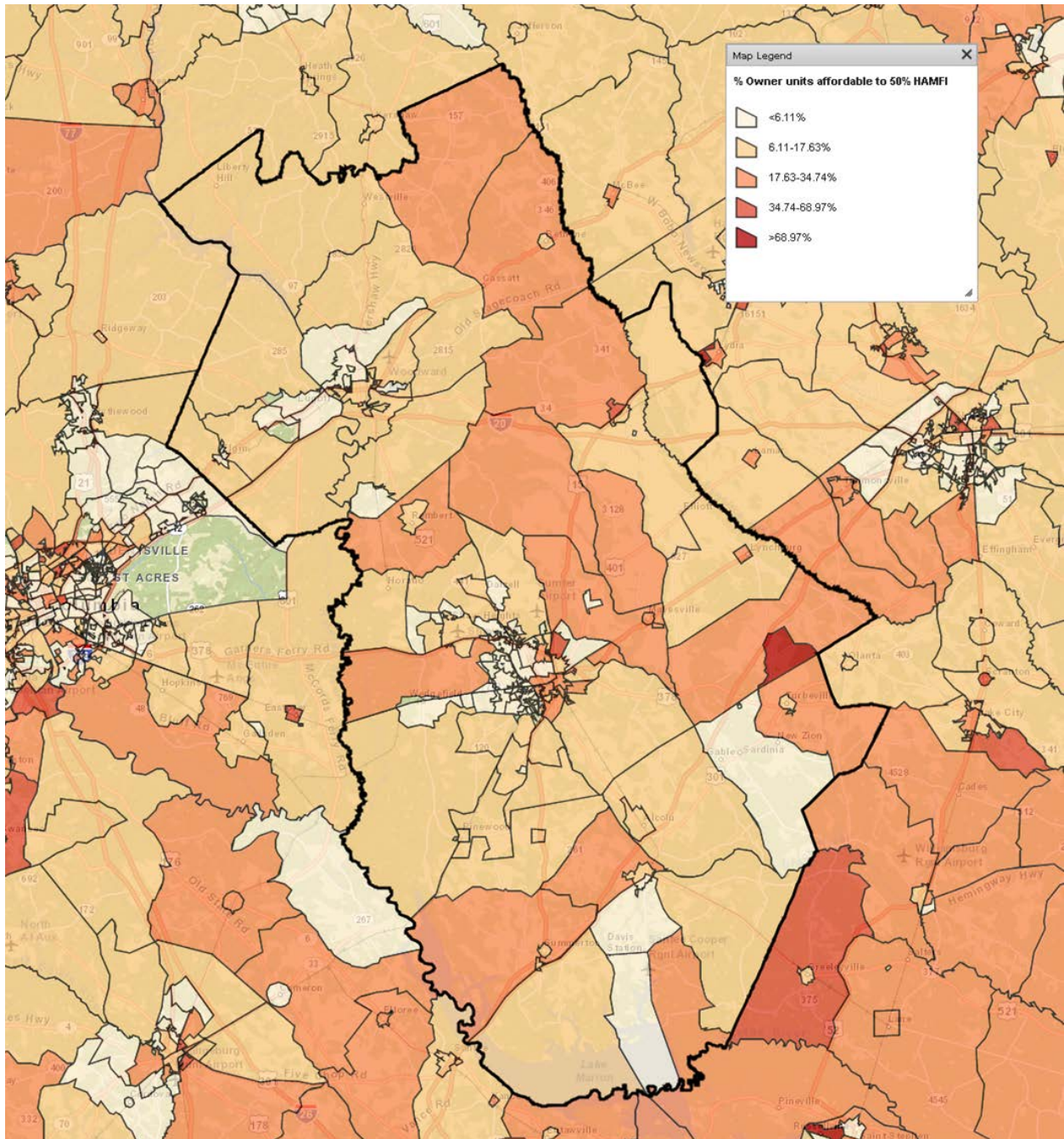
Percent Renter Units Affordable to 30% HAMFI



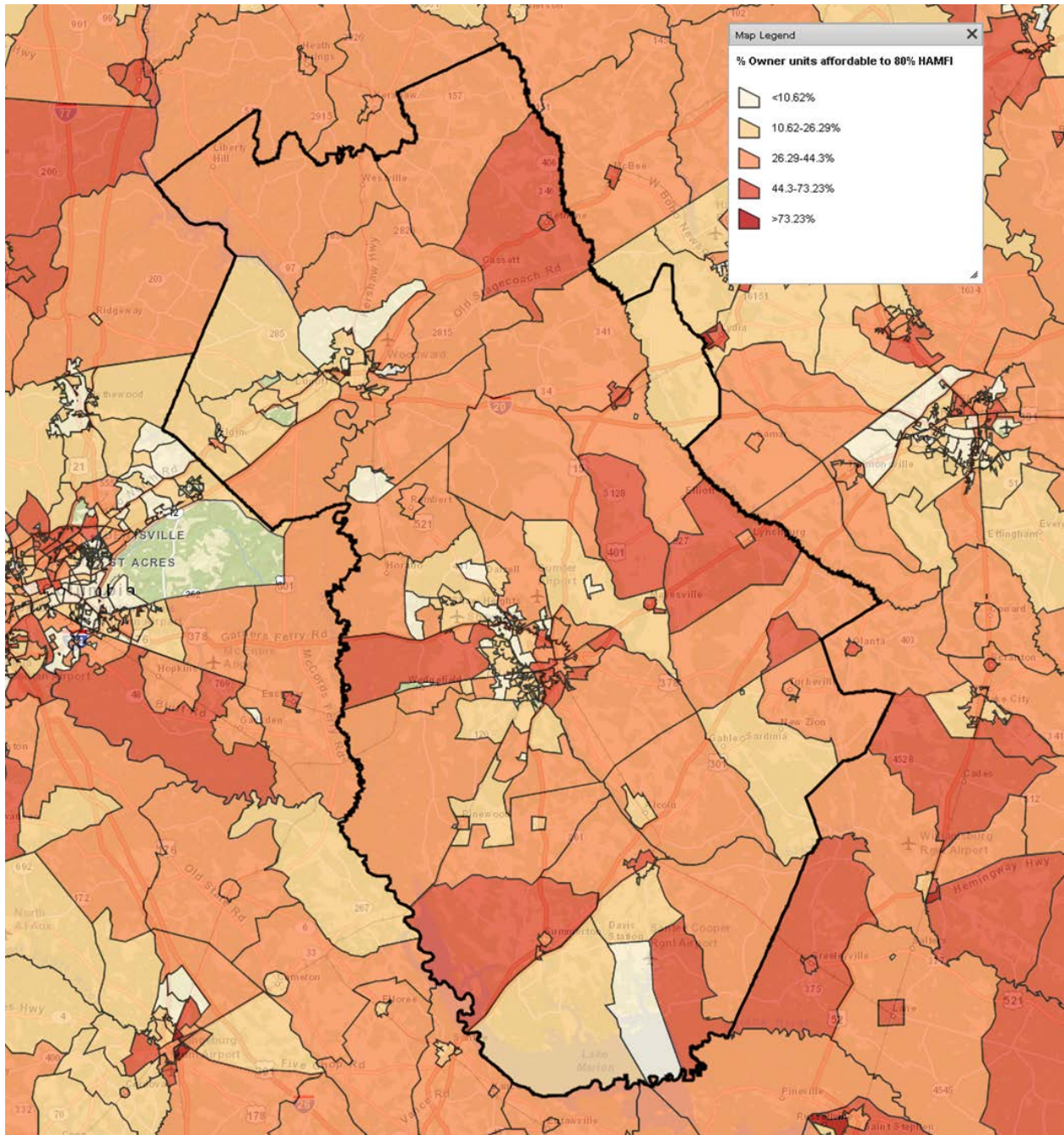
Percent Renter Units Affordable to 50% HAMFI



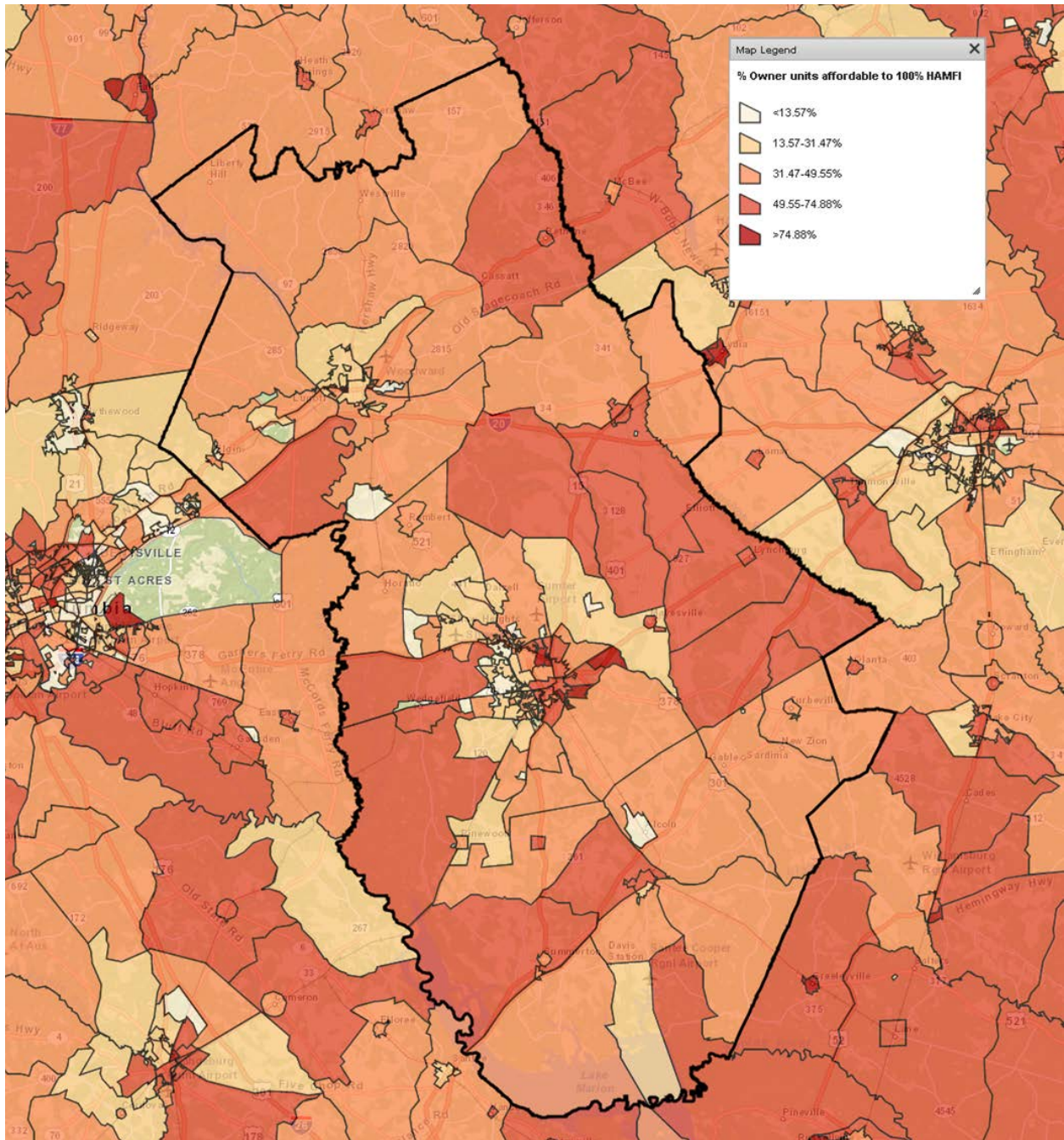
Percent Renter Units Affordable to 80% HAMFI



Percent Owner Units Affordable to 50% HAMFI



Percent Owner Units Affordable to 80% HAMFI



Percent Owner Units Affordable to 100% HAMFI

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	484	487	625	778	965
High HOME Rent	546	587	707	807	881
Low HOME Rent	436	467	561	647	722

Table 35 – Monthly Rent

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. Statistically, the number of units available to individuals earning 30%, 50%, and 80% HAMFI is greatly below the number of residents in the jurisdiction with at least one of the four housing problems noted in Section NA-15. Most renter and owner units in the jurisdiction are affordable only to those at 80% or greater HAMFI.

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

The economy is in recovery from the recession which began in 2008. During the recession, many in the Consortium area lost jobs and homes to foreclosure. Although housing prices dropped at the same time, making homeownership more affordable, very few residents in need could afford even these reduced prices. Young people were unable to find jobs or affordable housing and were unable to move out on their own. As the economy recovers and jobs are beginning to increase, housing prices are rising which will continue to make the cost burden of housing a major issue for area residents. From 2000 to 2013, median contract rent and median home value have risen by 54% and 30% respectively. With many individuals still unemployed or underemployed these increased costs for housing are causing them to sacrifice in other areas and spend a greater percent of their income on housing.

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

The High HOME rent is the same as the Fair Market rent for efficiency, one-bedroom, two-bedroom, and three-bedroom units. For four-bedroom units, the High HOME rent in the Consortium is slightly lower than the Fair Market rent. In each case, the HOME rent levels in the Consortium are at or below the Fair Market rent; however, there are still many families who cannot afford to pay the Fair Market rent levels. The Cost of Housing table shows that over 66% of rent that was paid was less than \$500 regardless of the bedroom size of the unit. This demonstrates that existing rents are below the HOME rents and Fair Market Rents but still are a source of cost burden for low-income residents.

Discussion

In sum, the amount of decent, affordable housing for the low-income population in the Consortium is not sufficient to meet the need. Rising housing costs in the region, as evidenced in the *Cost of Housing* table, are commonly outstripping the earnings of LMI residents. Since 2000, the median home value has increased by 30%, and the median contract rent has increased 54%. These growth rates, when combined with the wage stagnation and lost job numbers for the region, provide evidence that affordable housing options are more difficult to find and maintain.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section describes the condition of housing within the Consortium Area. The following aspects are examined: the condition of both rental and owner-occupied units with one or more housing problems, the year of construction to indicate age, and the risk of lead based paint hazards.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

“Standard condition” indicates a home which meets or exceeds HUD’s Housing Quality Standards and meets all state and local codes for existing structures.

“Substandard condition” indicates a home which lacks complete plumbing or kitchen facilities or has one or more major system deficiencies (structural, HVAC, electrical, roofing, plumbing).

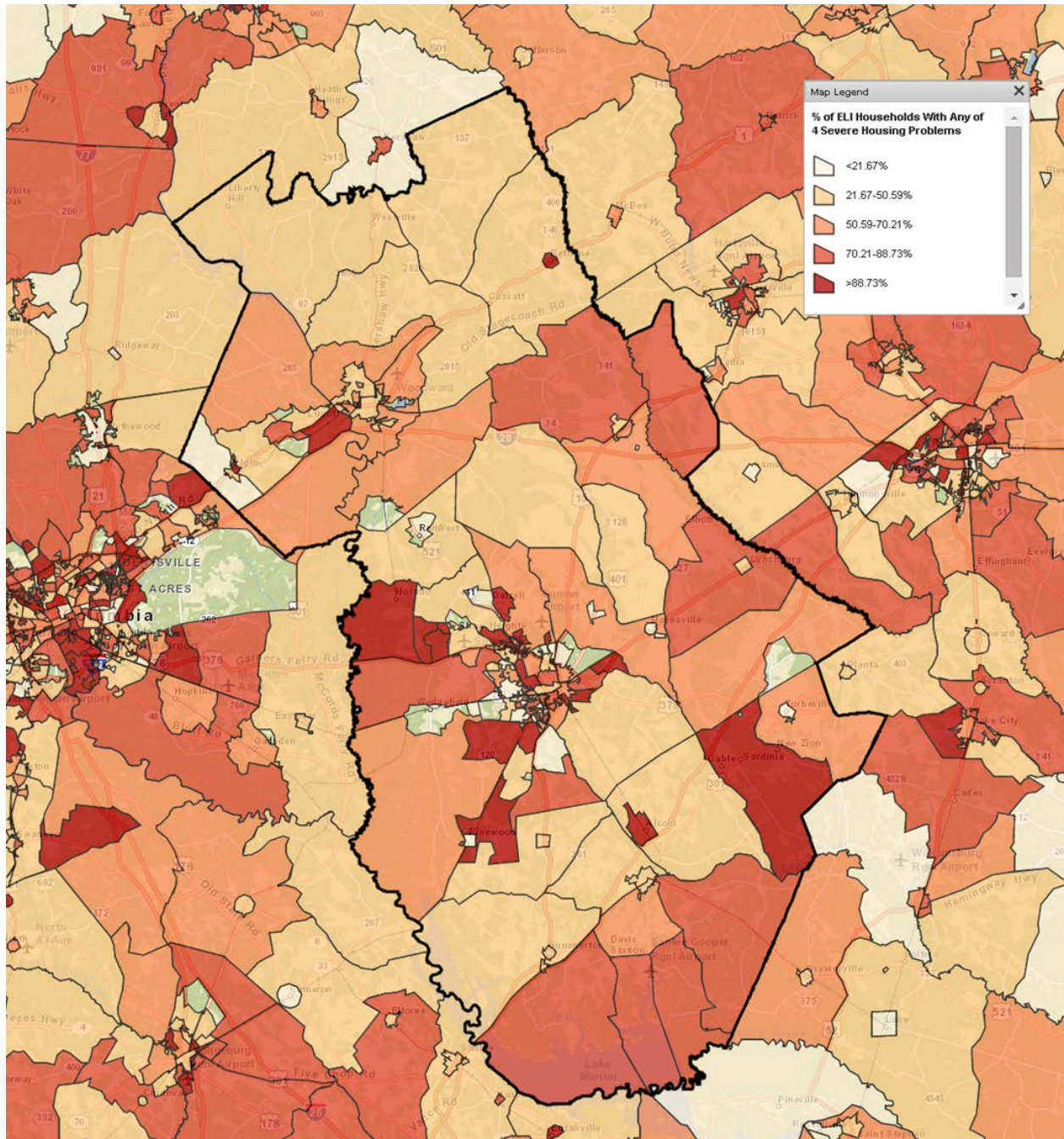
“Substandard condition but suitable for rehabilitation” indicates a home that is in poor condition and does not meet HUD housing quality standards; however, it is both structurally and financially feasible to rehabilitate and for which the cost of rehabilitation is considered economically warranted.

Condition of Units

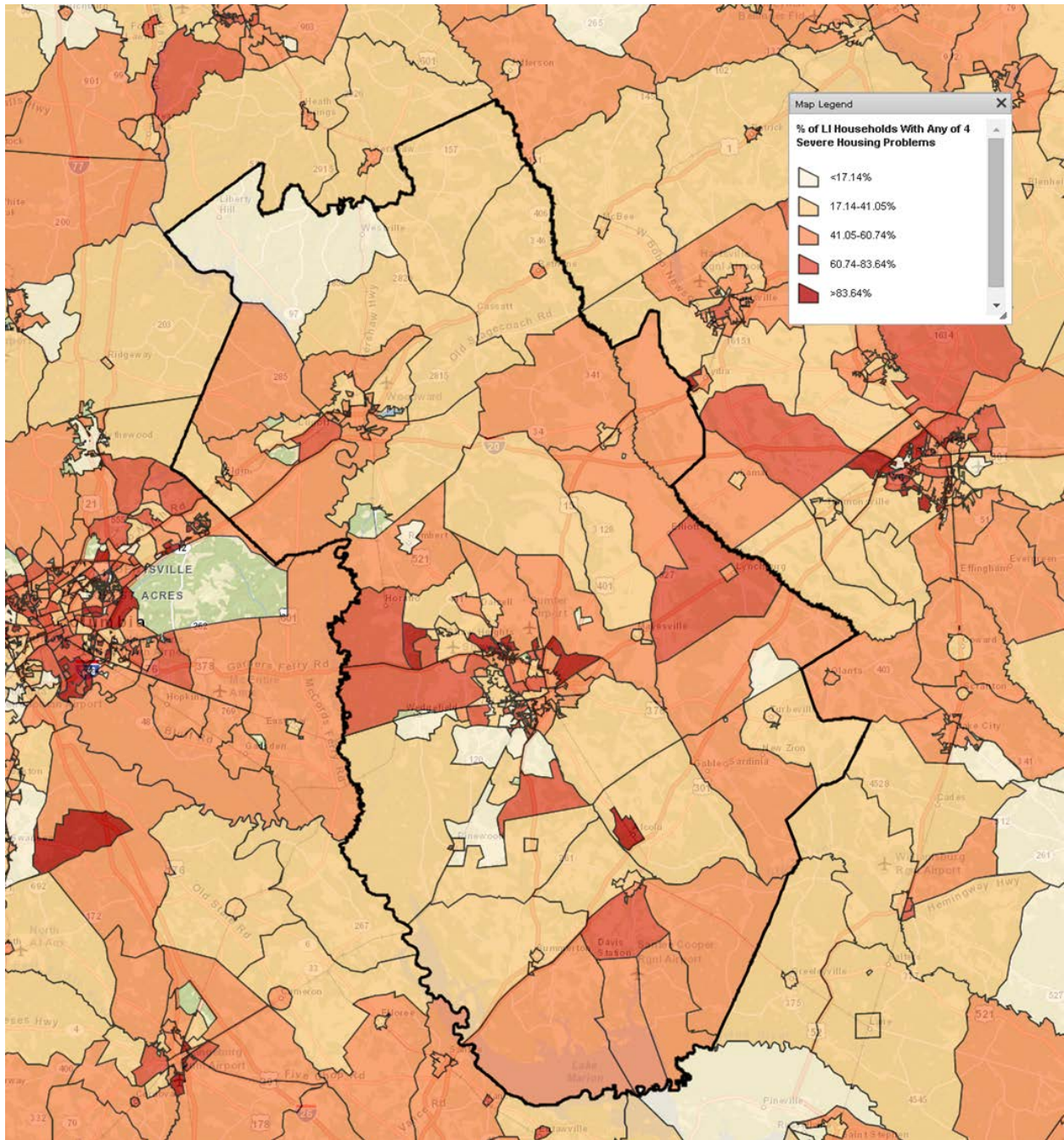
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,411	23%	8,482	36%
With two selected Conditions	236	0%	302	1%
With three selected Conditions	36	0%	56	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	44,757	77%	14,692	62%
Total	58,440	100%	23,532	99%

Table 36 - Condition of Units

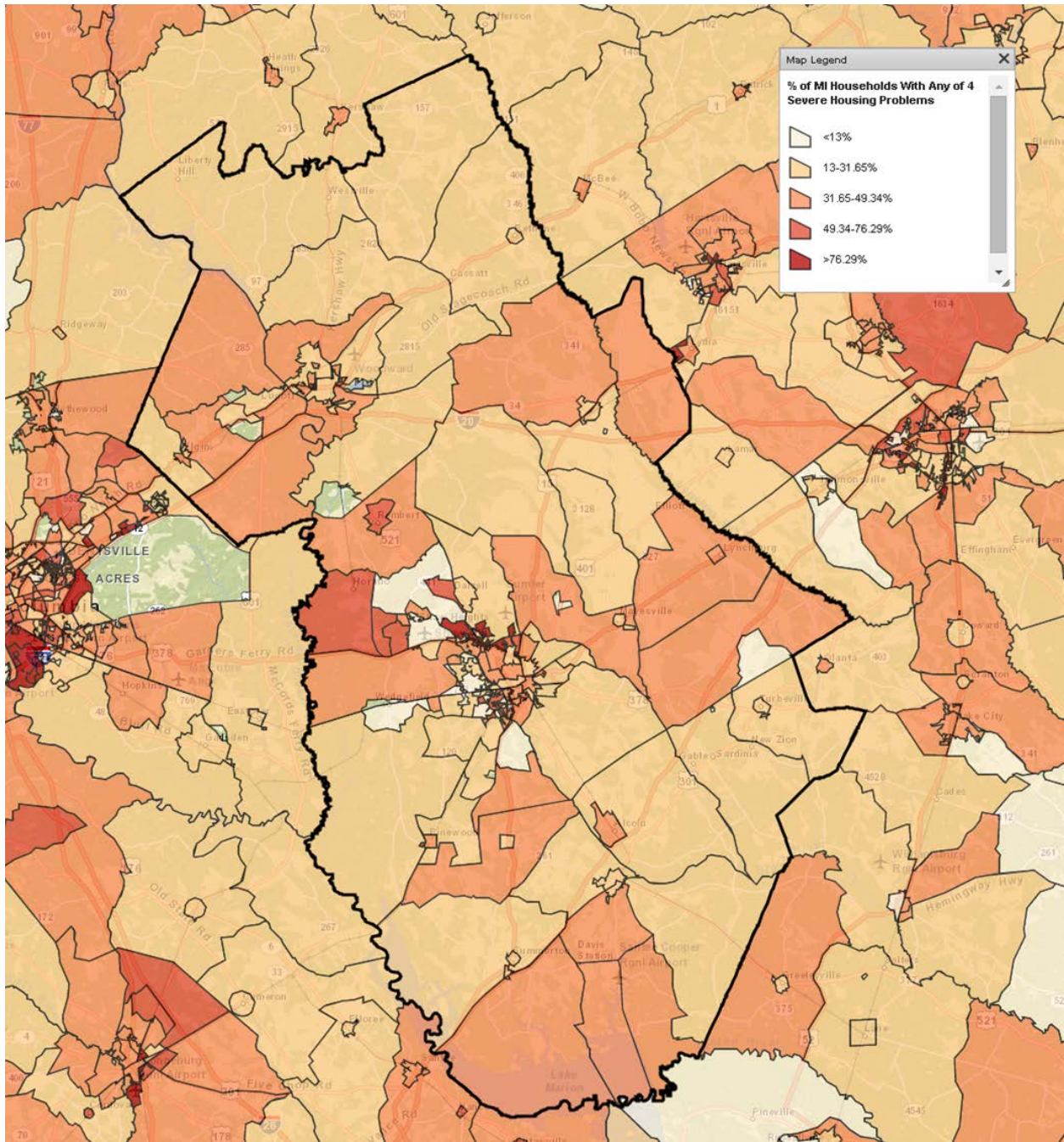
Data Source: 2007-2011 ACS



Percent of ELI Households With Any Severe Housing Problem



Percent of LI Households With Any Severe Housing Problem



Percent of MI Households With Any Severe Housing Problem

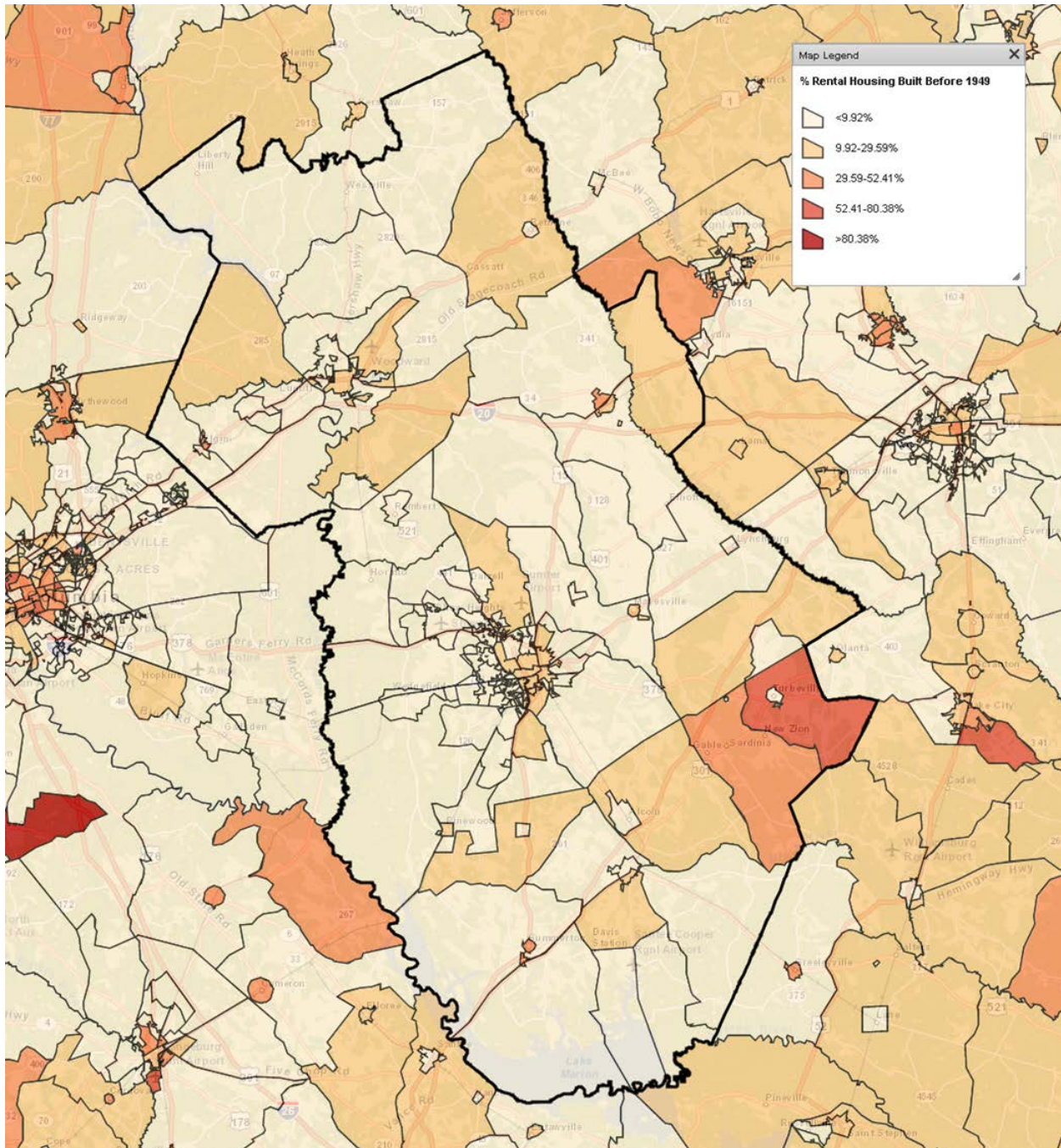
Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,249	16%	3,362	14%
1980-1999	25,126	43%	9,674	41%
1950-1979	19,298	33%	8,481	36%

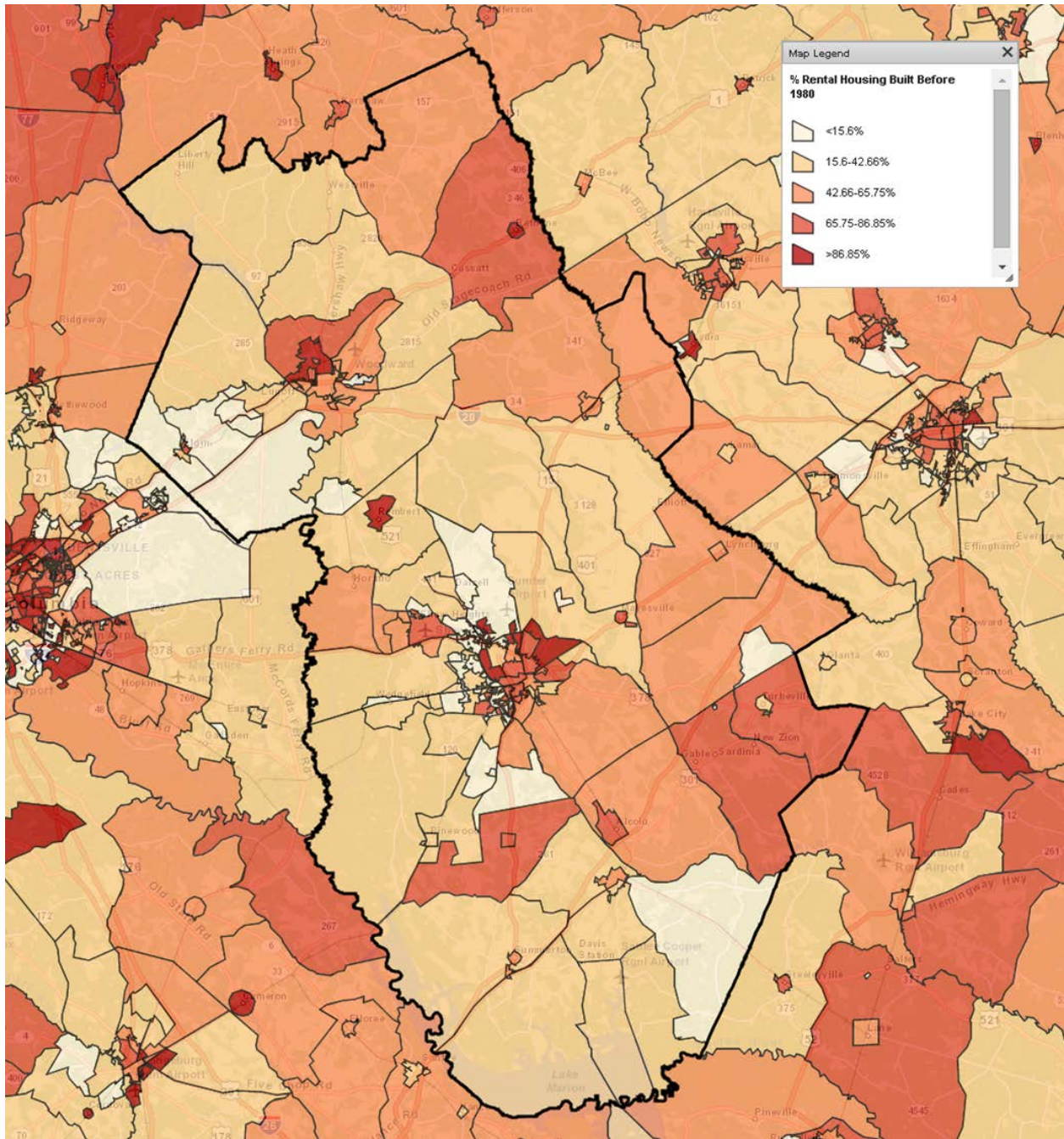
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	4,767	8%	2,015	9%
Total	58,440	100%	23,532	100%

Table 37 – Year Unit Built

Data Source: 2007-2011 CHAS



Percent of Rental Housing Built Before 1949



Percent of Rental Housing Built Before 1980

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	24,065	41%	10,496	45%
Housing Units build before 1980 with children present	5,611	10%	3,544	15%

Table 38 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

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

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

According to data provided by HUD in the *Condition of Units* Table above, there are 13,683 (23%) owner-occupied units and 8,540 (37%) rental units with one, two, or three selected housing conditions in the Consortium area. Almost half of all units were built before 1980 for both owner-occupied units (24,065 units or 41%) and rental units (10,496 units or 45%). These numbers indicate a significant amount of homes in poor condition and a very large number of homes that are aging. The Consortium has identified rehabilitation as a high priority in order to prevent further deterioration of the available affordable housing stock and help residents remain in their homes. However, at current funding levels, less than a dozen units have been rehabilitated per year in the Consortium area which leaves thousands of substandard homes untouched and thousands of LMI households without assistance.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

In 1978 lead-based paint was banned for use in residential construction because it can be hazardous if ingested and is particularly dangerous to young children. According to the South Carolina Department of Health and Environmental Control, houses built before 1950 are very likely to contain lead-based paint, those built between 1950 and 1978 are less likely to contain lead-based paint, and those built after 1978 are unlikely to contain lead-based paint.

The data indicates that almost half of the housing units (34,561) in the Consortium area were built prior to 1980 including 41% of owner-occupied units and 45% of renter-occupied units. Among units constructed prior to 1980, 33% of owner-occupied units (19,298) and 36% of renter-occupied units (8,481) were built between 1950-1979. According to SC DHEC, these units are at risk, but are less likely to contain lead paint. Among the units built before 1950, there are 4,767 are owner-occupied units (8%) and 2,015 are renter-occupied units (9%). These units are more likely to contain lead paint.

While the data indicates that there are children present in 10% of the owner-occupied units and 15% of renter-occupied units built before 1980, it does not give a breakdown by income level of the residents of these units, so a confident estimate cannot be calculated of the number of low-income children at risk of exposure to lead-based paint. In a broad sense, it can be inferred, however, that low-income residents are more likely to live in older housing and to defer maintenance in favor of more pressing needs. Therefore, it is likely that low-income children are more at risk for exposure to lead-based paint than children born into higher-income levels.

Discussion

There are 13,683 owner-occupied units and 8,540 rental units with one, two, or three selected housing conditions in the Consortium area making a total of 22,523 units currently in poor condition. The four “Selected Conditions” include: a unit which lacks complete kitchen facilities, lacks complete plumbing facilities, has more than one person per room, or has a Cost Burden which is greater than 30% of household income. Almost half of all units were built before 1980 including 24,065 owner-occupied units and 10,496 rental units. This number includes 6,782 units (4,767 owner-occupied and 2,015 renter-occupied) that were constructed before 1950 making it more likely that they contain lead-based paint. The 27,779 units (19,298 owner-occupied and 8,481 renter-occupied) built between 1951-1979 are also at risk of lead-based paint but are not as likely to contain lead-based paint as units built prior to 1950.

The Consortium is committed to efforts focused on maintaining low-income housing and mitigating lead-based paint hazards in the affordable housing stock in the Consortium area. In its funded HOME rehabilitation projects, the Consortium requires a lead paint assessment for all residences built prior to 1978 and will mitigate the hazards in all homes when rehabbed.

As thousands of residences housing LMI households are already in poor condition and thousands more are rapidly aging and falling into disrepair, rehabilitation has traditionally been identified as a high priority in the Consortium area. All residences selected for rehabilitation built prior to 1978 are tested for the presence of lead paint, and any lead paint hazards identified are mitigated during rehabilitation. However, current and projected funding levels have permitted the rehabilitation of less than 12 units per year in the Consortium area while thousands of homes already in poor condition continue to age and deteriorate beyond the threshold where rehabilitation remains an option. As a result, future program emphasis will be placed on purchase and rehabilitation of rental units, as well as tenant-based rental assistance.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Housing Authority of the City of Sumter is the only active public housing provider in the Consortium area. The following section concerns the public housing stock within the Consortium. Average inspection scores are provided for specific public housing developments.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			327	925			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Public housing is uncommon across the Consortium Area, with the exception of the 327 housing units owned by the Sumter Housing Authority. The physical condition of two of these units were inspected and they received passing scores of 85 and 93.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of Sumter - Harmony/Friendship/Hampt (525 E Calhoun St Apt 1)	85
Housing Authority of Sumter - Harmony/Friendship/Hampt (26 Rast St Apt 2)	93

Table 41 - Public Housing Condition

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

The Housing Authority of the City of Sumter is currently at 99% of the utilization of allocation with the Housing Choice Voucher program. The Housing Choice Voucher program was high performing for 2013 with the expectation of High Performer status for 2014. The replacement of the Housing Quality Standards as the minimum inspection standard for HUD-assisted housing units, and expected replacement with a more stringent Uniform Physical Inspection Standard in 2015, the Consortium anticipates that adequate and available housing for the voucher program will decline significantly on adoption of the new policies. Scarce resources for rehabilitation and repair of public housing units in the Sumter Housing Authority’s geographic area also create challenges, and extend needs for funds to pay the costs of maintaining housing to the appropriate standards.

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

The Sumter Housing Authority has established the following as strategies:

The Authority received funding through a partnership of Neighborhood Stabilization Program in the amount of \$1,700,000.00 for acquisition of foreclosures, rehabilitation and rentals. A total of seventeen homes were purchased, rehabilitated and are now affordable housing in the Sumter community.

The Authority also has strong partnerships that are utilized as a way to help families achieve self-sufficiency and improve the quality of their lives. The Authority has elected to continue contracting with an outside source to conduct a Physical Standards inspection to strengthen quality standards. Consideration of obtaining vacant lots adjacent to Public Housing has become one of the Authority’s strategic priorities for 2015.

Currently, the agency is working with Veteran Affairs and the Columbia Housing Authority to administer the five VASH Vouchers for the Sumter jurisdiction. At present, we have one VASH voucher family leased with three with vouchers to obtain housing. The Authority is working on creating a web page which will include the opportunity for online applications when programs have an open application process.

The Authority has currently elected out of Asset Management since FY 2008 in Public Housing. This program maintains utilization between 97 and 99%. This program was a high performing agency for 2013 with the expectation of High Performer status in 2014. Identification of the need for additional one bedroom units has been driven by the waiting list. Applications for one bedroom units normally exceed an average of one year prior to being housed, while three, four and five bedroom units wait time averages less than a month. The Authority has determined the modified scattered site process is the most effective for the location and size of the Public Housing Authority. Renovations to the Administrative Building, to improve the professional flow for the operation, should be completed early 2016.

Discussion:

Public housing in general is uncommon across the Consortium Area, with the exception of the Sumter Housing Authority's properties and services. Both Clarendon and Lee Counties have no public housing agency serving county residents, and while Kershaw County has taken steps to establish a Housing Authority, it exists in name only, and has been appropriated no funding to create or maintain housing units for residents in need. An objective of the HOME Consortium for 2015-2019 is to continue to assess the public housing needs of region residents, and to support Kershaw County in its deliberations on effective strategies and resourcing for public housing needs.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Homelessness is an inherently difficult issue to measure and assess, as in many cases it is a temporary circumstance. The Sumter County Regional HOME Consortium is further challenged because the Consortium Area is served by two different Continuums of Care (MACH and ECHO), in whose programs the counties of this Consortium are peripheral, both geographically, and by need.

During 2015-2019, the Consortium will continue to work to broaden planning, incorporate additional funding sources, and encourage participation of specialized and mainstream entities to strengthen existing and planned collaboration groups, such as the already successful Kershaw County Housing Partnership, which fills the gap for supportive and transitional housing services in Kershaw County by bringing together a wide array of providers, volunteers, government actors, and concerned members of the community to share needs and utilize resources collaboratively. In 2015 and 2016, The Consortium plans to expand the KCHP model to the other three counties of the Consortium Area.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	26	6	0	79	0
Chronically Homeless Households	0	0	0	17	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 42 - Facilities Targeted to Homeless Persons

Data Source Comments: Point-in-Time Count (2014)

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

Greater involvement of mainstream agencies in homelessness services should increase the success of transitional and supportive services programs, and reduce the number of homeless individuals and families in the Consortium Area.

Health: There are numerous public and private health providers which operate in the Consortium Area and which provide services on a small scale to homeless individuals and those facing the threat of homelessness. Sumter United Ministries, a combined effort of area churches to provide crisis assistance, emergency shelter, and small-scale home repairs and accessibility functions, also provides pharmacy and medical services.

Mental Health: The Santee-Wateree Mental Health Center (SWMHC) is the face of public mental health in the Consortium Area. Outpatient mental health services are provided in clinics in the four-county area: a clinic in Camden serves Kershaw County; one in Bishopville serves Lee County; one in Sumter serves Sumter County; and one in Manning serves Clarendon County. Each clinic offers a full and flexible array of outpatient services, including individual, group, and family therapy, psychiatric services, emergency services, and case management. With the exception of the Sumter Clinic, the clinics provide services for children, families and adults. In Sumter, due to space limitations, Child, Adolescent and Family services are provided in a separate location. Unique programs are also available to serve specific populations within the local community. Sumter has the Elder Services program, which provides individualized treatment to persons 65 and older suffering from mental illness, as well as to persons of all ages diagnosed with dementia.

Employment: The primary employment resource for the Consortium Area is the Santee-Lynches SC Works Center. Part of the statewide SC Works program, the center operates permanent employment sites in Sumter and Kershaw Counties, and provides part-time support in Lee and Clarendon Counties. SC Works offers all residents of the four-county region employment services that include skills workshops, a resource lab, resume and job development assistance, intensive training programs, and skills assessment testing.

Substance Abuse: Sumter Behavioral Health Services provides both residential and halfway home support to those between institutional living and a return to society. Any Length Recovery is the only permanent supportive housing provider in the region that serves individuals with drug and alcohol addictions. The extent to which homelessness exacerbates symptoms of mental illness and other medical conditions results in making the care of these sub-populations increasingly complex and costly for the community at large.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40

Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Any Length Recovery provides transitional housing for 6-12 months for individuals who are drug and alcohol dependent. In addition to transitional housing, Any Length offers case management, clinical assessments, transportation, employment, counseling and 12 steps AA.

The Alston Wilkes Society, located in Kershaw County, provides case managements, counseling, transportation, and housing assistance and referrals for homeless families and individuals over the age of 18.

United Ministries of Sumter has an emergency shelter, the Samaritan House, which accepts 20 men and 8 women between the hours of 6pm and 7am. They also offer a medical clinic, crisis intervention, meals, and counseling.

Wateree Community Actions provides housing support for the chronically homeless in addition to utility and rental assistance programs.

The Harvest Hope Foodbank provides food to individuals in Clarendon, Kershaw, Lee and Sumter Counties.

New Day on Mill, located in Kershaw County, provides 6 to 9 months of transitional services for families, single mothers and children. The facilities at New Day can accommodate up to 15 individuals.

The YWCA provides transitional housing, counseling and other services as needed for homeless women and their children.

In addition to these organizations, there are more than 20 emergency food assistance programs within the region which are sponsored by community centers and faith-based organizations.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There are five primary special needs groups within the Consortium region that have supportive housing needs. These groups are the elderly, persons with disabilities, persons with alcohol and other drug addictions, and persons with HIV/AIDS. This section will explain more about these needs and how they are being addressed within the Consortium Region.

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

In the Consortium region, there are many populations who have supportive housing needs. Within the elderly, frail, and disabled population, there is an increased need for small, single-level homes which can be modified to support the mobility and independence of the resident. These modifications, including the installation of handrails and ramps, widening of doorways, and nonskid flooring play an integral part in ensuring that this population can remain independent and/or age in place. Persons with alcohol and drug addictions have an increased need for supportive housing due to the high rate of unemployment and homelessness within the population. Living environments that encourage accountability and sobriety, including community-based settings and facilities that offer on-site meetings and classes, are a need that is specific to this population. Individuals with HIV/AIDS need stable, affordable housing which allows them to focus their energy and finances on their health and costly treatments.

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

The ACT program, offered by the Santee-Wateree Community Mental Health Center, provides day-to-day support to individuals in the Consortium region who have a history of mental illness and psychiatric admissions. The services provided by the ACT program include housing and finance/benefit assistance. The Department of Mental Health provides their clients with the opportunity to live in Community Residential Care Facilities which provide personal assistance in daily activities and a safe place to live. Services include meals, medication administration, assistance with the activities of daily living (bathing, eating, dressing), transportation, and a full-time staff person. In addition to these programs, physical health institutions in the region have discharge planning departments which ensure that supportive services and appropriate housing are in place prior to discharge.

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

The Consortium will continue its ongoing effort to help the elderly and disabled, particularly through its tenant-based rental assistance (TBRA) and rehabilitation efforts. Although the HOME program is open to any eligible low-income person, regardless of age or disability, the Consortium will conduct outreach to the elderly and disabled who meet program requirements. The Consortium staff will continue to interact with existing agencies that provide supportive services but will focus on addressing the housing need for those with other special needs through rehabilitation and new construction of units.

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

See answer above.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Low income families continue to struggle with affordable housing. There are substantial gaps in home ownership attainment that are reflected geographically, as well as racially. Among the negative effects of public policies on affordable housing and residential development are:

1. **Local Government Zoning and Land Use Policy:** Units of local government regulate the use of land in the Consortium. Each local government in the Consortium has individual zoning policies and practices that can have a significant effect on the availability and development of affordable housing, including lot size and setback requirements.
2. **Low Income Housing Tax Credit (LIHTC) Selection Policies:** In the Consortium area, particular the Sumter area, decision-making criteria for award of LIHTC projects has been skewed to areas of the city that are not preferable locations for residential investment. Instead of bringing these developments to areas that are accessible to public transportation, grocery providers, healthcare, and other services, the LIHTC criteria have been applied in such a way that the highest scoring applications are actually not reflective of the highest value locations for the community.
3. **Administration and Processing:** Timing is an important issue in the development of affordable housing. Securing permits (building, environmental, etc.), multiple layers of reviews, and lengthy approval processes all can increase housing costs.
4. **Local Code Enforcement:** Unified building codes or local codes are a significant factor in the quality and quantity of housing stock available. Although members of the Consortium have adopted the International Building Codes, the level of enforcement vary among members, driven in part by resource constraints.
5. **Infrastructure:** Before housing can be constructed, basic infrastructure must be in place. The land must have road access, sanitary water supply, and wastewater treatment. Infrastructure costs can be significant and can prevent production of affordable housing units.
6. **Transportation:** The Consortium is served by the Santee-Wateree Regional Transportation Authority, which maintains some fixed bus routes, primarily within the City of Sumter. However, low income individuals who do not have access to vehicles find it difficult to get to food, healthcare, and other needs on a regular basis. the South Carolina Department of Transportation currently funds a transit provider program that supplements the services of disabled service providers and community development corporations, but those funds continue to decline, and maintaining adequate services across the rural areas of the Consortium present significant challenges.

7. Funding: The Consortium lacks adequate federal, state, local, and private resources to address all housing needs. Greater resources are required to assist moderate, low, and very low income households, and to address housing needs, particularly in rural markets. Local governments are facing continued funding cuts from federal and state sources, and are not in a position to provide additional funding needed to assist with the development of affordable housing with cash matches.

8. Historic Preservation: Restrictions associated with historic preservation make construction or rehabilitation more difficult within a historic district. In the two largest population centers of the Consortium, there are designated residential historic districts.

9. Local Land Development and Site Planning Costs: Since there is no state-wide subdivision and site plan standard, policies are the responsibility of the local government including standards for streets, sidewalks, drainage, parking, water and sewer requirements and fees, landscape and other costs.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The Consortium and its member communities continue to emphasize existing and planned community development assets as the region looks toward the future. Using different techniques, each unit of local government in the Consortium has prioritized quality of life as a key metric of success. For example, in Sumter County, the “Penny for Progress” capital sales tax created a revenue stream that allowed the county to establish rural community centers, improve utilities and roads, and provide for additional recreation opportunities for residents. The success of the program resulted in its renewal via referendum in 2014 for another seven-year cycle. Across the region, localized economic development is a priority, with “Main Street” programs in place in both Sumter and Manning. Further, the Cities of Camden, Turbeville, Summerton, and Bishopville invested over the past three years in the CDBG “Village Renaissance” program, which helped improve conditions in several communities.

Economic Development Market Analysis

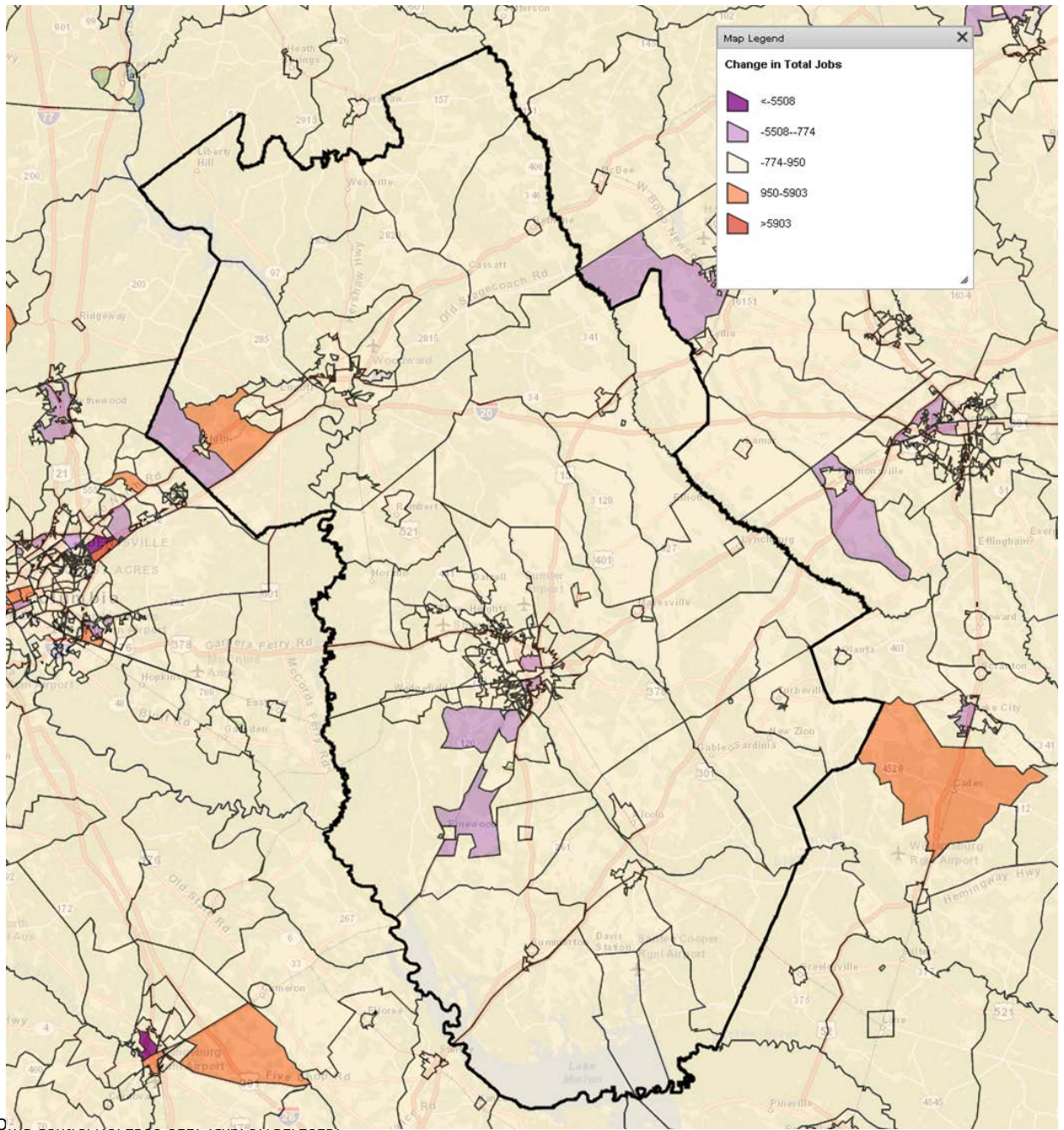
Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,446	1,225	2	2	0
Arts, Entertainment, Accommodations	6,950	5,513	8	9	1
Construction	5,688	3,224	7	5	-2
Education and Health Care Services	19,453	15,702	23	27	4
Finance, Insurance, and Real Estate	4,433	1,796	5	3	-2
Information	1,084	391	1	1	0
Manufacturing	13,123	9,581	15	16	1
Other Services	4,424	1,929	5	3	-2
Professional, Scientific, Management Services	6,002	4,678	7	8	1
Public Administration	6,658	3,904	8	7	-1
Retail Trade	10,241	8,527	12	14	2
Transportation and Warehousing	3,737	1,510	4	3	-1

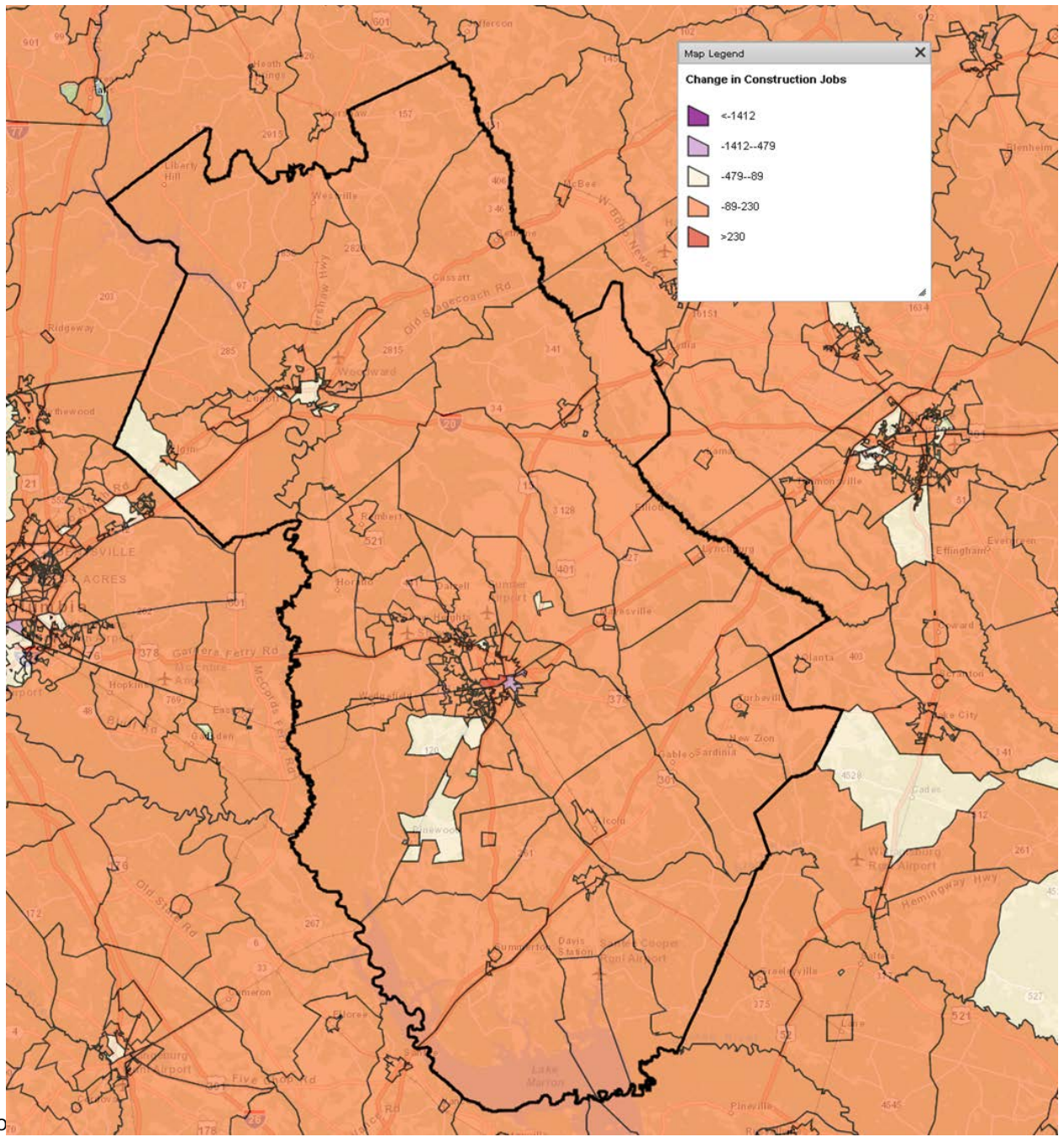
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	1,510	1,035	2	2	0
Total	84,749	59,015	--	--	--

Table 43 - Business Activity

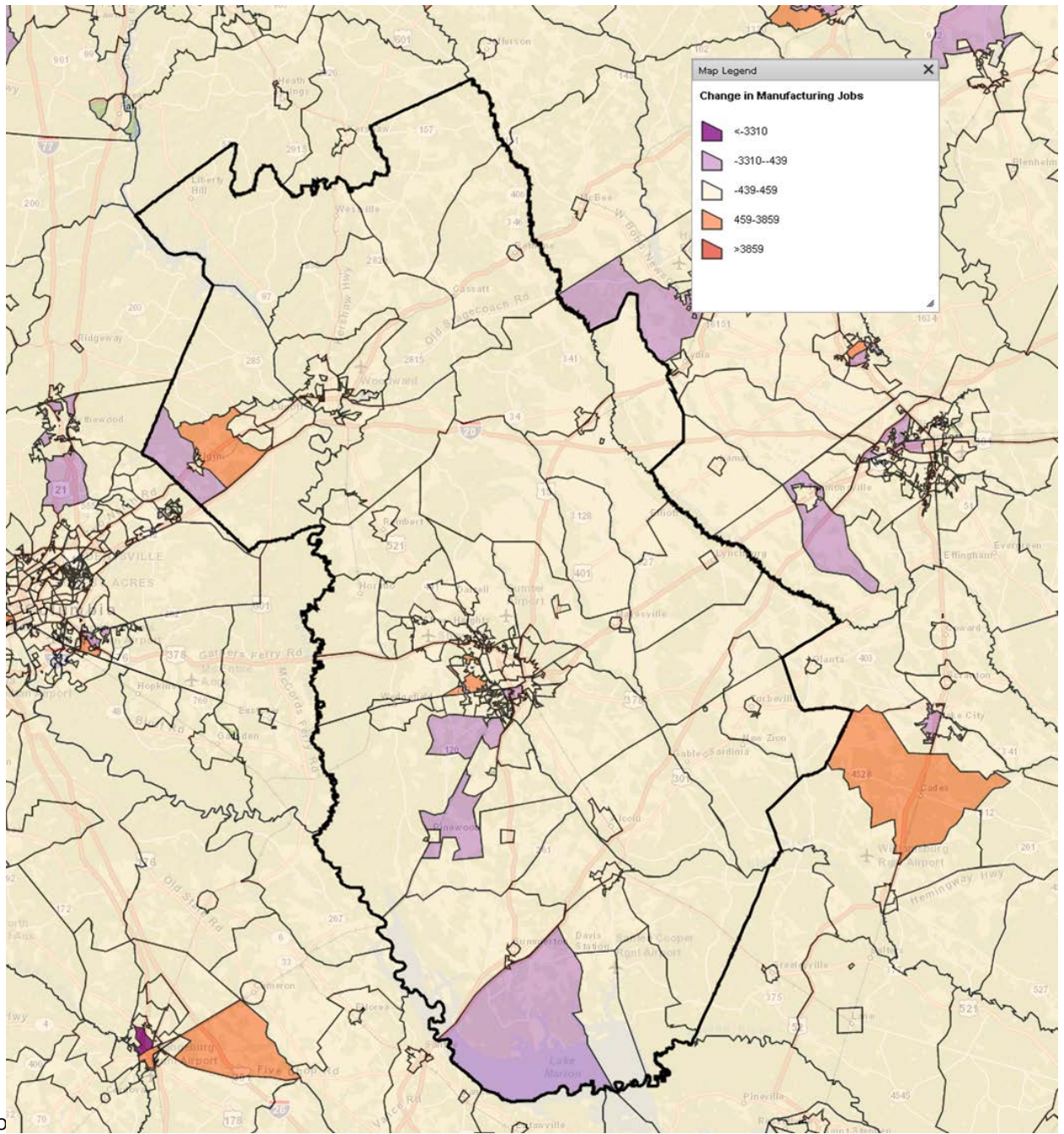
Data Source Comments: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)



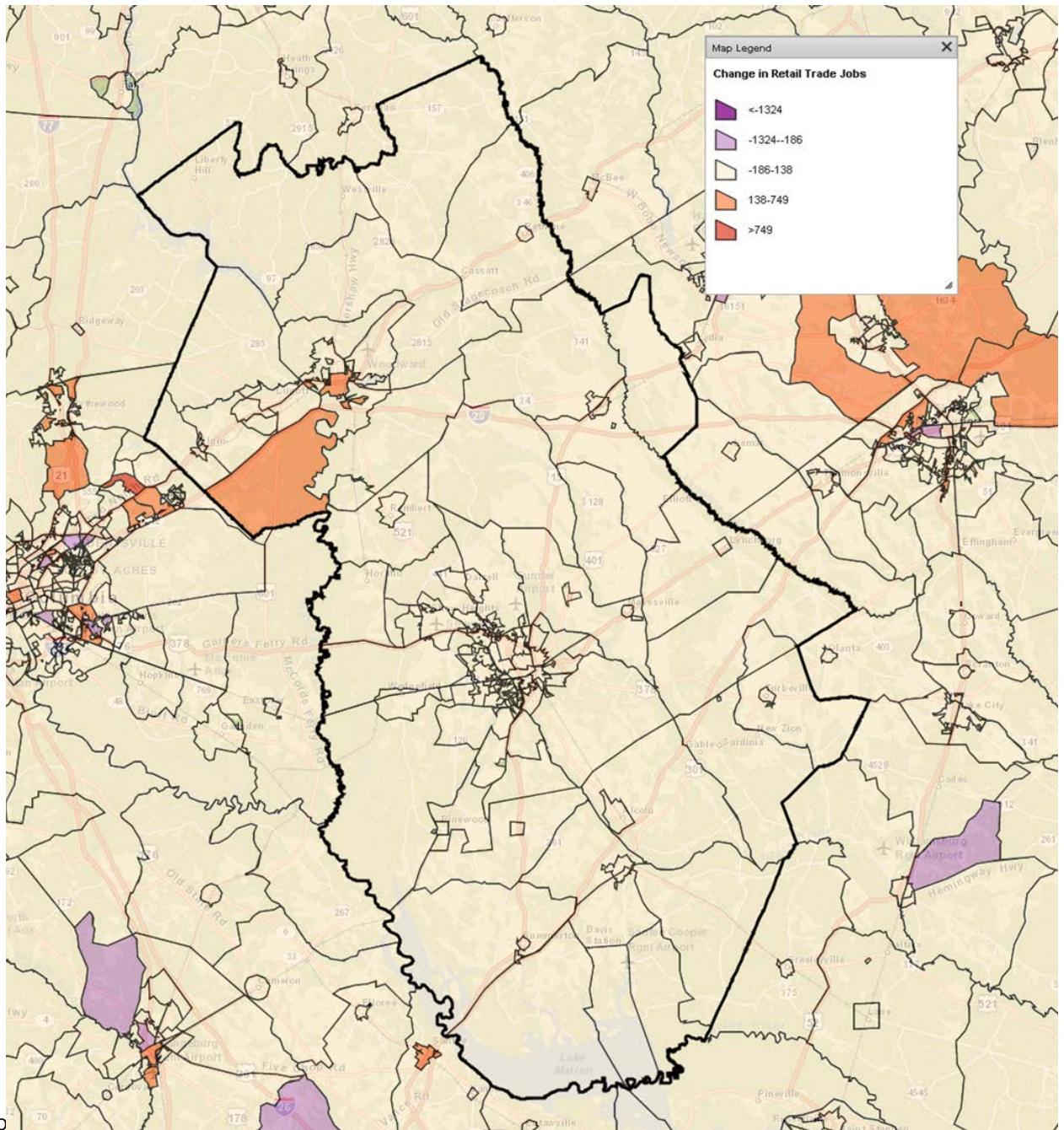
Change in Total Jobs



Change in Construction Jobs



Change in Manufacturing Jobs



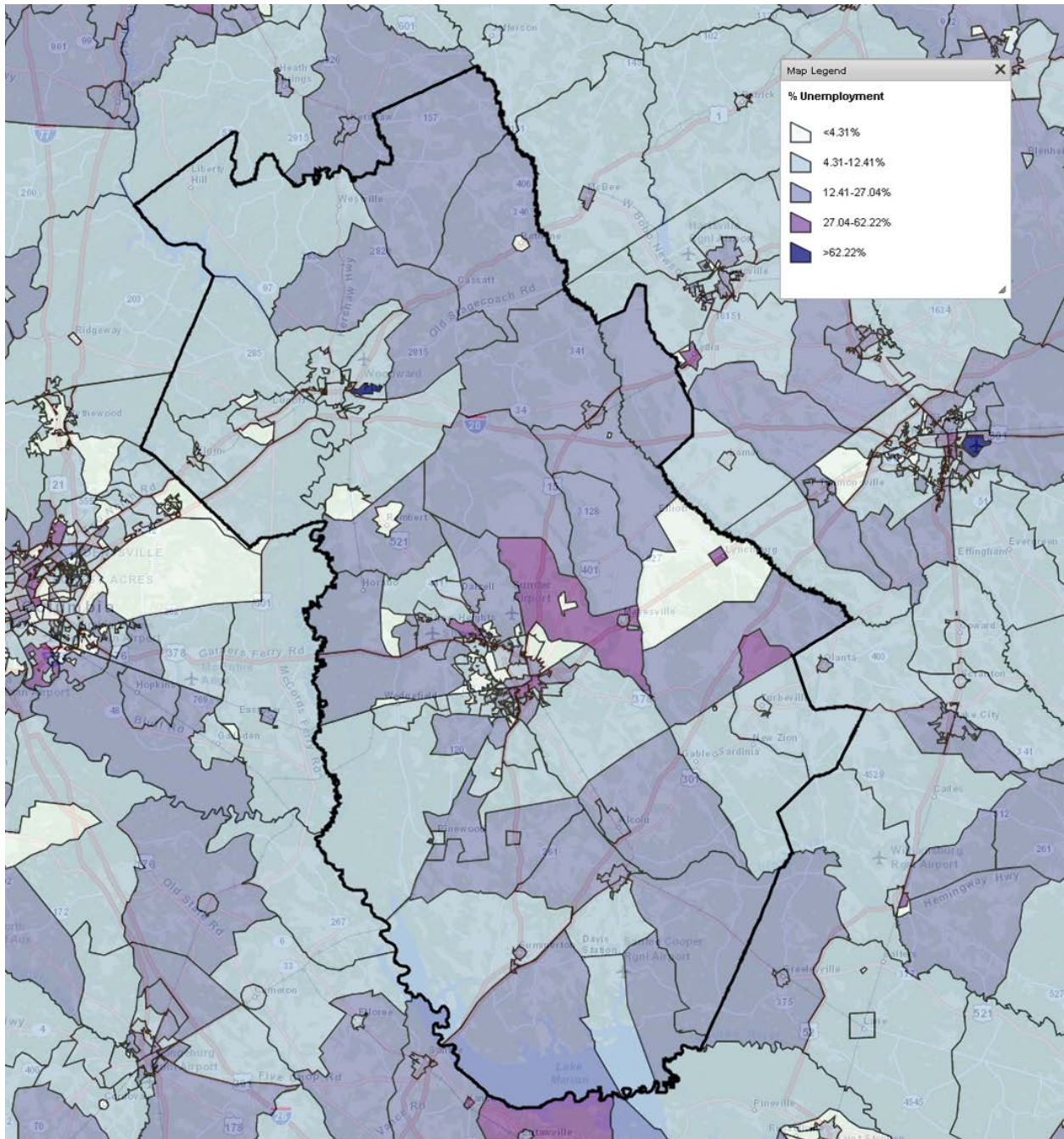
Change in Retail Jobs

Labor Force

Total Population in the Civilian Labor Force	101,947
Civilian Employed Population 16 years and over	84,712
Unemployment Rate	14.30
Unemployment Rate for Ages 16-24	29.80
Unemployment Rate for Ages 25-65	12.00

Table 44 - Labor Force

Data Source Comments: 2009-2013 ACS (S2301)



Percent Unemployment

Occupations by Sector	Number of People
Management, business and financial	24,700
Farming, fisheries and forestry occupations	1,446
Service	16,126
Sales and office	20,003
Construction, extraction, maintenance and repair	8,633

Occupations by Sector	Number of People
Production, transportation and material moving	15,287

Table 45 – Occupations by Sector

Alternate Data Source Name:

2009-2013 ACS

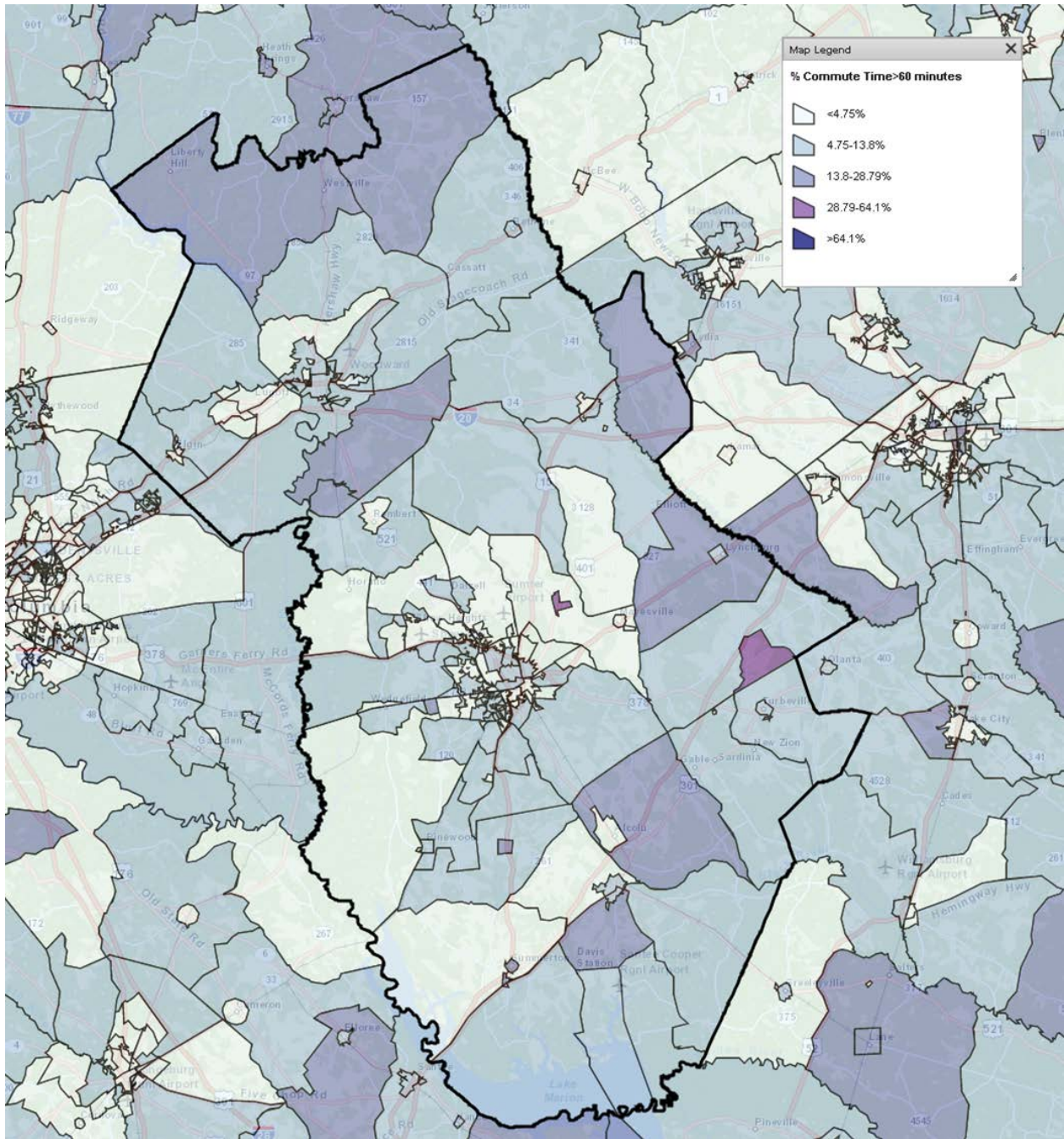
Data Source Comments: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	55,464	66%
30-59 Minutes	21,633	26%
60 or More Minutes	6,709	8%
Total	83,806	100%

Table 46 - Travel Time

Data Source Comments: 2009-2013 ACS (S0801)



Percent Commute Time > 60 Minutes

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,699	2,183	8,446

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	22,437	3,974	12,253
Some college or Associate's degree	25,538	2,700	8,616
Bachelor's degree or higher	15,838	755	3,057

Table 47 - Educational Attainment by Employment Status

Data Source Comments: 2009-2013 ACS (B23006)

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	525	518	758	2,745	4,685
9th to 12th grade, no diploma	5,049	3,467	2,721	7,119	5,217
High school graduate, GED, or alternative	7,649	8,773	7,891	22,261	10,401
Some college, no degree	7,316	7,513	6,539	13,061	5,418
Associate's degree	932	2,552	3,088	5,272	1,483
Bachelor's degree	933	3,278	3,350	6,476	3,103
Graduate or professional degree	6	1,146	2,009	4,135	2,015

Table 48 - Educational Attainment by Age

Data Source Comments: 2009-2013 ACS (B15001)

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,866
High school graduate (includes equivalency)	23,336
Some college or Associate's degree	29,017
Bachelor's degree	36,592
Graduate or professional degree	50,616

Table 49 – Median Earnings in the Past 12 Months

Data Source Comments: 2009-2013 ACS (B20004)

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

The three major employment sectors within the Consortium Area are: Education and Healthcare Services (23%), Manufacturing (15%), and Retail Trade (12%).

Describe the workforce and infrastructure needs of the business community:

The 2012 Comprehensive Economic Development Strategy for the Consortium Area describes the region as a “region in transition”. Workforce Development and infrastructure development are the two most important categories of need for the Consortium Area at this time. As a primarily rural region with a small population when compared to other Consortia, the region must maximize its residents’ abilities in order to attract economic development. The relocation of Continental Tire’s North American passenger and light truck tire manufacturing facility to Sumter County in 2012 highlights the region’s need to develop a trained and capable workforce.

Beginning in 2012, the Santee-Lynches Workforce Investment Board (WIB) began hosting an annual Education/Workforce Summit, bringing together leaders from the business and educational communities to discuss workforce needs and how those needs might be met. Following the first summit in 2012, the WIB initiated a comprehensive survey of local businesses to assess the need for a skilled and adaptable regional workforce and the importance of postsecondary education in the current and future economy. A total of 104 Sumter County private-sector firms responded, representing 41% of total private-sector jobs in the county. The survey confirmed that business and industry require advanced training and education of their workforces, and that further emphasis must be placed on encouraging high school graduates to seek postgraduate technical training at an earlier age than the current regional average of 27, as calculated by Central Carolina Technical College. The Sumter survey results are also supported by anecdotal evidence from the three other counties of the Consortium, where population and employment are much smaller, making comprehensive survey less feasible.

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

In 2012, Sumter County succeeded in attracting Continental Tire to locate a major manufacturing facility to the region. The facility was completed in 2014, and is projected to employ 1,600 workers at full capacity. This major success is expected to yield additional job creation in the form of supplier and technical service provider companies that will relocate to the region to support the Continental Tire facility. The Continental Tire project has refocused the region’s workforce development efforts, as it is imperative that the public sector focus its efforts on educational programs that will give residents the opportunity to obtain employment with organizations such as Continental Tire and the other major manufacturers of the region.

In Sumter County, the renewal of the “Penny for Progress” capital sales tax will create a revenue stream for the county to improve utilities and roads, revitalize targeted neighborhoods, improve industrial infrastructure, and enhance emergency services. The sales tax is projected to raise \$75.6 million over seven years. Lee and Clarendon Counties have also adopted capital sales taxes in the last several years to fund locally identified needs with regard to infrastructure and public safety.

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

At present, the skills and education of the current workforce are insufficient to meet the total needs of employers offering job opportunities in the region. Regional employers report that they have difficulty finding trained and willing workers for job vacancies. A well-trained workforce and quality local and regional school systems are the top two weaknesses identified in the Santee-Lynches CEDS. While there are some excellent programs in place through the WIB, CCTC, and other area agencies, finding qualified individuals for available positions remains a challenge. The region needs a large supply of workers with strong academic skills (math, science and literacy), coupled with applied and social skills, such as critical thinking, problem solving, teamwork and work ethic.

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

The Workforce Experience Program (WE), is a pilot project launched in 2015 by the Workforce Investment Board, Central Carolina Technical College, and regional economic developers. The WE program will give students the opportunity to gain valuable work experience over the course of 200 hours to make them more competitive in the job market. Local industries who are participating in this program will be able to better attract and target local skilled students to fill available positions. The program will also develop a pipeline of prospective employees for high-technology careers.

At CCTC's Advanced Manufacturing Technology Training Center currently under construction in Sumter, job-specific training programs will be housed for several partner employers in the region, including Continental Tire, Caterpillar, and Becton Dickinson. The facility will have dedicated space for each employer to train individuals on industry and factor-specific processes. A specific example of this job-specific training effort is the installation of a Simulated Work Environment (SWE) provided by Caterpillar.

Work Keys assessment testing, facilitated by the region's SC Works Center, helps provide job seekers with a clear picture of their strengths and weaknesses, so they can improve your skills and get the job that's best suited for your special talents and abilities. Combined with several other training efforts, some of which are offered at reduced or no cost to participants, Work Keys helps the region attract employers to match up with employment seekers.

The workforce development programs underway within the Consortium Area support the 2015-2019 Consolidated Plan in several ways. First and foremost, the tenant-based rental assistance (TBRA) program proposed in this plan will help support those individuals in transition who need housing but cannot afford to pay the full market rate while they work to improve their skills via job training or educational opportunities offered by CCTC and/or SC Works. Secondly, as the region grows economically, greater funding will be available at the local level to help address the needs of those who

are homeless, disabled, elderly, or are otherwise unable to make ends meet. Improving and expanding the workforce in the Consortium Area is the critical component in future economic growth across the region.

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

Yes

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

Central Carolina Technical College (CCTC), the region's largest post-secondary educational institution, has embarked on an effort to align its programs and offerings to the workforce needs of the community, from healthcare to manufacturing. In August 2010, CCTC used local, state, and federal economic development funding to construct a Health Sciences Building, which provides state-of-the-art facilities for nursing, medical assisting, pharmacy, and medical record coding programs. CCTC is now constructing an Advanced Manufacturing Technology Training Center, which, when complete in mid-2015, will house industry-specific training programs, mechatronics, and basic machining. The completion of this project will provide the space and tools to improve the skills of area residents specifically to meet the demands of area manufacturers.

Additionally, the Santee-Lynches Regional Development Corporation (RDC) is participating in the South Carolina Innovation Challenge, a competitive grant program sponsored by the South Carolina Department of Commerce. The Santee-Lynches Ecosystem for Enterprise Development (SEED), is a pilot project designed to bring together the current entrepreneur and small-business resources of the region into a more powerful and concentrated collaborative networking and virtual incubation vehicle. Based on the region's demographics and overall needs as articulated in this plan, the SEED will be supporting individuals from historically underutilized communities that also do not have adequate housing options. These connections will be leveraged to improve both the enterprise development efforts of the RDC and the housing assistance efforts of the Consortium.

Discussion

The Consortium and its member communities continue to emphasize existing and planned community development assets as the region looks toward the future. Though capital and resources continue to constrain the member governments of the Consortium in their efforts to develop projects, programs, and services to improve the quality of life for all residents, significant strides have been made since the recession of 2008, and the region is poised for additional growth. The Consortium maintains its focus on leveraging the economic development efforts and activities ongoing in the region to benefit the affordable housing sector.

MA-50 Needs and Market Analysis Discussion

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

The most common housing problem for low- to moderate-income households in the Consortium is cost burden and severe cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. This is a pervasive problem throughout the Consortium, though more pronounced in the more densely populated areas in and around Camden, Manning, Sumter, and Bishopville.

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

There are several areas of the Consortium where African-Americans comprise over 74% of the population. These areas include the census tracts between the City of Bishopville in Lee County and Towns of Lynchburg (Lee County) and Mayesville (Sumter County). Additionally, in Sumter County, the area between Wedgefield and US-378 in the western portion of the county, the area surrounding the community of Rembert in the Northwest corner of the county, the community of Shiloh in the eastern corner of the county and the community of South Sumter straddling the southern extreme of the City of Sumter are all at least 74% African-American residents. Finally, the area between Summertown and Rimini in the western portion of Clarendon County is at least 74% African-American.

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

These neighborhoods are primarily rural in nature, and with the exception of the areas around the Cities of Bishopville and Sumter, do not boast many community assets. Each of the counties in the Consortium has made efforts in the past several years to increase the presence of community-oriented centers in these and other rural areas of the consortium. Additionally, each of the concentrated areas is located adjacent to a major water asset of the region (the Wateree River, Lynches River, and Lake Marion).

Are there any community assets in these areas/neighborhoods?

These neighborhoods are primarily rural in nature, and with the exception of the area around the City of Bishopville and the City of Sumter, do not boast many community assets. Each of the counties in the Consortium has made efforts in the past several years to increase the presence of community-oriented centers in these and other rural areas of the consortium. Additionally, each of the concentrated areas is located adjacent to a major water asset of the region (the Wateree River, Lynches River, and Lake Marion).

Are there other strategic opportunities in any of these areas?

As is the case for the Santee-Lynches Region as a whole, there are strategic opportunities available if the proper funding and partnerships can be put in place. Industrial development is a possibility in several of the concentrated areas, due to the presence of interstate roads, and water resources. However, maintaining adequate workforce capacity, particularly in low income areas of the Consortium, is an ongoing challenge, one that affects affordability and presence of housing options and impacts quality of life in a major way.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the portion of the Consolidated Plan that outlines the priority needs/goals and anticipated resources for the investment of HOME funds for Fiscal Years 2015-2019.

These needs and resources are influenced by the results of the information gathered through the Needs Assessment, the Market Analysis, citizen participation and program eligibility requirements.

The Strategic Plan was developed in consideration of the following statutory goals for extremely low, low, and moderate income residents:

- To provide decent and affordable housing
- To provide a suitable living environment
- To expand economic opportunities

In addition to these statutory goals, the Consortium has developed the following objectives as priorities:

- Increase availability of standard and affordable housing
- Increase affordable housing accessible to jobs/work force
- Increase economic self-sufficiency for LMI households by means of increased access to employment in the Santee-Lynches region through regional economic diversification
- Rehabilitate existing substandard housing

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	HOME Consortium Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The geographic areas covered by the Consortium include the counties and all municipalities and townships in Clarendon, Kershaw, Lee, and Sumter Counties, South Carolina. Sumter County is designated as the lead entity for the Consortium while the Santee-Lynches Regional Council of Governments (COG), a public agency, administers the HOME program on behalf of the Consortium.

The Consortium does not target specific areas in the region because the need for affordable housing is widespread in the four county area and similar conditions exist in all of the counties. The City of Sumter, as the largest population center in the region at 18% of total region population, does see a larger number of HOME-funded projects, driven by market demand. Owner-occupied rehabilitation projects have been completed in all counties.

A competitive process is in place and will be used as needed to review applications for funding from local organizations acting as sub-recipients. Requests for funding and applications are evaluated by the

Consortium staff based on available HOME funding and available leveraging. A competitive funding round will be utilized when there are more eligible projects than available HOME funds to disburse. The competitive applications will be reviewed by the staff and referred to the HOME Consortium Board. The ultimate decision regarding the geographic distribution of HOME funds rests with the HOME Consortium Board in its approval of funding of competitive applications.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Rental Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	HOME Consortium Area
	Associated Goals	Preservation of Existing Housing Stock
	Description	Assist in the repair of existing rental units, bringing them up to current standards; in turn, providing an affordable, suitable living environment.
	Basis for Relative Priority	Repair of existing rental units will provide more housing choice and address the cost burden of low to moderate income families/individuals.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	HOME Consortium Area
	Associated Goals	Program Delivery Tenant Based Rental Assistance
	Description	Provide targeted and short-term tenant-based rental vouchers to households that are cost burdened and/or extremely cost burdened.
	Basis for Relative Priority	Tenant-based rental assistance will provide housing choice for households and will address cost burdens of low to moderate income households.
3	Priority Need Name	Homebuyer Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	HOME Consortium Area
	Associated Goals	Housing Development Homebuyer Assistance
	Description	Provide funding to assist low to moderate families/individuals purchase a home; provide decent affordable housing.

	Basis for Relative Priority	Opportunities for home ownership by low to moderate income families/individuals through down payment/closing cost assistance; thus, offering more affordable housing.
4	Priority Need Name	New Construction Rental
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	HOME Consortium Area
	Associated Goals	Housing Development
	Description	Assist in development and construction of new affordable rental units.
	Basis for Relative Priority	New construction of affordable rental units will provide more choice and address the cost burden of low to moderate income individuals/families.
	5	Priority Need Name
Priority Level		Low
Population		Low Moderate Large Families Families with Children veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence

	Geographic Areas Affected	HOME Consortium Area
	Associated Goals	Housing Development Homebuyer Assistance
	Description	Assist in development of affordable new construction housing units.
	Basis for Relative Priority	Opportunities for low-to-moderate first time homebuyers with HOME funding provided to CHDOs and other nonprofits
6	Priority Need Name	Owner-Occupied Housing Rehabilitation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	HOME Consortium Area
	Associated Goals	Preservation of Existing Housing Stock
	Description	Assist existing homeowners with low incomes to repair and rehabilitate their homes for safe and healthy occupancy.
	Basis for Relative Priority	Preservation of the affordable housing stock within the HOME Consortium area is a priority. Bringing existing structures up to current standards allow elderly residents to age in place and help residents feel a sense of pride in ownership and retain a suitable living environment.

Narrative (Optional)

Since the formation of the HOME Consortium in 1992, emphasis has been placed on rehabilitation of homeowner single family homes. While there remains a need for this form of assistance, the Consortium's experience over the past several years has informed a shift in priorities to better utilize diminishing resources, and to provide sustainable assistance to citizens in need of housing help. This shift in priorities emphasizes tenant-based rental assistance (TBRA) and rental rehabilitation and new

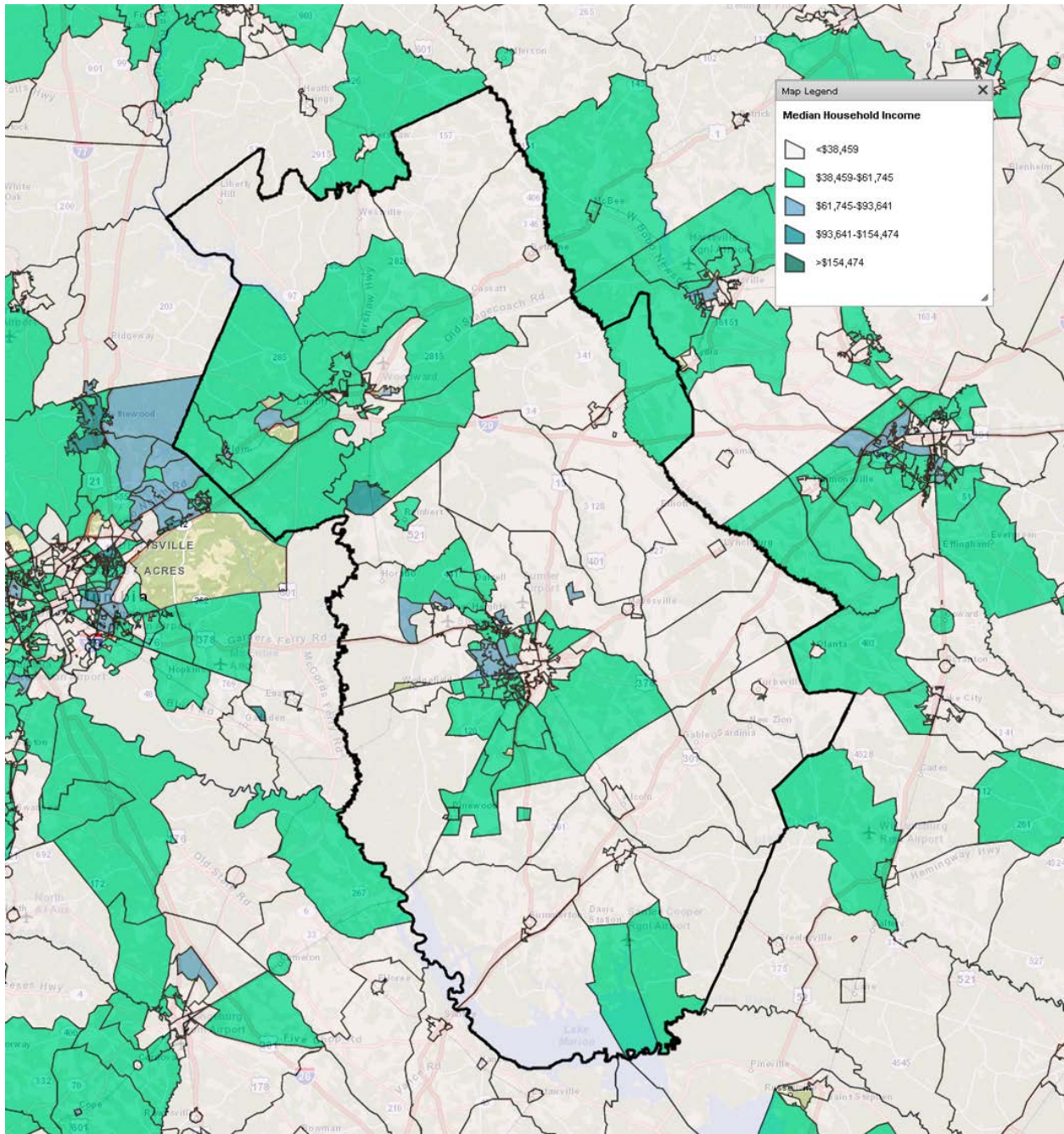
construction. It is anticipated that these priorities will benefit a greater number of area residents, and will synchronize with other regional efforts, such as workforce development, elder support, and community revitalization.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • Level of cost burden among low-income households • Availability of affordable rental units • Market rental rate for apartments • Status of Section 8 waiting lists
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> • Number of Section 8 housing choice vouchers in use • Waiting list for Section 8 vouchers in the Consortium Area • Market rental rate for apartments
New Unit Production	<ul style="list-style-type: none"> • Age of current housing stock • Average sale prices of single family homes • Number of public housing units in use and in demand • Number and location of new home construction by private developers
Rehabilitation	<ul style="list-style-type: none"> • Age and relative condition of existing housing stock • Volume of households on Consortium-maintained waiting lists
Acquisition, including preservation	<ul style="list-style-type: none"> • Availability of tax delinquent and/or foreclosed properties • Availability of donated property

Table 52 – Influence of Market Conditions



Median Household Income

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated budget for the five year period from 2015 to 2019 for the Sumter County Regional HOME COnsortium is \$2,610,000. This section explains how these funds will be leveraged, and how units of local government may consider the HOME program goals and objectives when making decisions about publicly owned property.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	522,222	0	0	522,222	2,088,888	The HOME allocation is the only federal housing assistance program currently available to the Consortium. The expected amount available assumes a similar annual allocation over each of the remaining 4 years of the Consolidated Plan.

Table 53 - Anticipated Resources

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

The announced HOME funding for Program Year 2015 is \$522,222. No additional funding is allocated for these activities. The Consortium service area includes the City of Sumter, which is a CDBG Entitlement City. All local governments must compete for other funding sources to augment HOME funds.

Other competitive funding sources available to local units of government with the Consortium Area are:

- A. State HOME funds
- B. State CDBG funds
- C. State of South Carolina Housing Trust Funds
- D. USDA Rural Development Housing Preservation Grant funds
- E. Federal Home Loan Bank of Atlanta
- F. Low-income Housing Tax Credits
- G. Private not for profit foundations
- H. Faith Based Charitable Organizations
- I. Donations of volunteer labor and materials

The above funds are available on a competitive basis and thus the exact amounts available throughout the year cannot be determined. Though the annual HOME allocation is not insubstantial, the need for decent, safe, and affordable housing within the region is far greater than what the HOME funding can address. For this reason, an important criteria for project funding is to encourage applicants to leverage multiple sources of funds whenever possible.

Apart from the City of Sumter, which does administer a Section 8 voucher program through its Housing Authority, the Consortium members do not have allocations of Section 8 funds, Low Income Tax Credits, McKinney-Vento Homeless Assistance Act funding but would incorporate such funding if available through a partnership with a project developer or CHDO.

The Consortium was granted a HUD Match Waiver at the inception of the Consortium and has received the Match Waiver annually due to persistent severe fiscal distress. The scarcity of available cash match available through local governments in the region is a critical concern to be addressed in order to maintain the Consortium's program of affordable housing in the region. As units of local government in the State of South Carolina, the counties, cities, and towns of the Consortium Area have been strained by the State Legislature's decision not to fully fund the Local Government Fund (LGF), which is intended to provide state-shared revenues to units of local government. The LGF has not been fully funded by the S.C. Legislature since 2008, further straining limited local resources for critical services and activities.

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

The 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.

Discussion

Developing affordable, safe and decent housing for low income citizens is a challenge for the HOME Consortium and its members. Funding from the HOME Investment Partnership Program is an important resource for the Consortium to design and implement housing programs that address the local housing needs. The HOME Program provides flexibility by offering the opportunity to choose what types of housing programs and activities are most important to meet the housing needs of the low and very low income residents of the Consortium.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SANTEE-LYNCHES AFFORDABLE HOUSING & CDC	CHDO	Rental	Region
SUMTER COUNTY	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
City of Sumter	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
CITY OF SUMTER HOUSING AND ECONOMIC DEVELOPMENT CORP.	PHA	Public Housing	Jurisdiction
Any Length Recovery	Non-profit organizations	Homelessness	Region
Habitat for Humanity of Sumter County	Non-profit organizations	Ownership	Other
United Ministries	Community/Faith-based organization	Homelessness Rental	Other
United Way of Sumter, Clarendon, and Lee Counties	Non-profit organizations	Homelessness Planning public facilities	Other

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WATEREE AIDS TASK FORCE	Non-profit organizations	Homelessness	Region
WATEREE COMMUNITY ACTIONS, INC	Non-profit organizations	Homelessness	Region
Habitat for Humanity of Kershaw County	Non-profit organizations	Ownership	Other
KERSHAW COUNTY	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
New Day on Mill	Non-profit organizations	Homelessness Rental	Other
UNITED WAY KERSHAW COUNTY	Non-profit organizations	Homelessness Planning Rental public facilities	Other
CAMDEN	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
ECHO	Continuum of care	Homelessness	Region
Santee-Lynches Regional Council of Governments	Government	Planning	

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of the institutional delivery system include a number of independently operating non-profit organizations which are not reliant on HOME funding to accomplish their overall objectives. These organizations include Habitat for Humanity and the United Way, among

others. Additionally, many of the organizations in this delivery system have been involved in community development efforts in the Consortium Area for many years, and have credibility and knowledge of the area.

The major weakness of the institutional delivery system is that there is not significant private developer involvement. While there are a few private developers that build affordable housing using the LIHTC program in Sumter, engagement with larger and more capable developers that are building housing in the region is not as robust. The Consortium will seek during the Consolidated Plan period to build these robust relationships with the private sector so that development funds may be leveraged in the production of more affordable housing.

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

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

Table 55 - Homeless Prevention Services Summary

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

The HOME Consortium is a member of the Eastern Carolina Homelessness Organization (ECHO). Three of the four counties (Lee, Clarendon and Sumter) that make up the HOME Consortium are part of the twelve county Continuum of Care (CoC), of which ECHO is the Lead Agency representing and acting on behalf of the CoC in collaborative planning around homeless services. The fourth county, Kershaw, is represented by the Kershaw County Housing Partnership (KCHP), which maintains an active association with the Midlands Area Consortium for the Homeless (MACH).

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

One of the strengths of the delivery system in place for services and support to the homeless is ECHO's active role in representing and acting on behalf of the homeless population as a Continuum of Care. A gap identified in preventing and eradicating homelessness is the lack of permanent affordable housing, and as individual needs arise, a network of service providers through ECHO is utilized to address those needs.

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

The HOME Consortium does not receive funding for activities concerning homelessness and therefore is not able to implement any strategies to overcome gaps in the institutional structure or service delivery system; however, the Consortium will support, when and where possible, the organizations that provide services to homeless populations. The Consortium will also endeavor to facilitate collaboration and communication among institutions and service agencies to prevent agencies from duplicating one another's efforts or operating at cross purposes.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	HOME Consortium Area	Rental Rehabilitation Owner-Occupied Housing Rehabilitation	HOME: \$1,339,222	Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Tenant Based Rental Assistance	2015	2019	Affordable Housing	HOME Consortium Area	Tenant-Based Rental Assistance	HOME: \$510,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
3	Housing Development	2015	2019	Affordable Housing	HOME Consortium Area	Homebuyer Assistance New Construction Ownership New Construction Rental	HOME: \$250,000	Homeowner Housing Added: 5 Household Housing Unit
4	Homebuyer Assistance	2015	2019	Affordable Housing	HOME Consortium Area	Homebuyer Assistance New Construction Ownership	HOME: \$250,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Program Delivery	2015	2019	Affordable Housing	HOME Consortium Area	Tenant-Based Rental Assistance	HOME: \$261,000	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	Rehabilitate existing homeowner-occupied housing in the region, as well as rehabilitate existing property for use as affordable rental housing.
2	Goal Name	Tenant Based Rental Assistance
	Goal Description	Tenant-Based Rental Assistance will be provided on a targeted basis to households experiencing challenges brought on by temporary circumstances.
3	Goal Name	Housing Development
	Goal Description	Provide assistance to Community Housing Development Organizations (CHDOs), non-profits, and/or private developers for new construction of affordable housing.
4	Goal Name	Homebuyer Assistance
	Goal Description	Provide financial assistance, including downpayment and closing costs, to qualified new homebuyers
5	Goal Name	Program Delivery
	Goal Description	Provide staff support and program administration to coordinate resources and manage daily activities

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

The Consortium estimates that 20 owner-occupied homes will be rehabilitated over the course of this five-year plan. These homes will most likely be occupied by extremely low and low income families. It is estimated that 30 rental units will be rehabilitated and occupied by low income families. It is also estimated that 5 new housing units will be constructed using CHDOs and/or private developer partnerships, and the units will be occupied by low income families. It is projected that 25 moderate income families will receive downpayment and closing assistance, allowing them to become homeowners. Further, it is projected that 100 very low and low income households will receive tenant-based rental assistance (TBRA), allowing them to stabilize their living situations and become stable renters and homeowners.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

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

The Sumter Housing Authority has frequently highlighted the limited resource of “affordable housing” in the Sumter community. Production and utilization of affordable housing stock remains a high priority of the Housing Authority’s goals and objectives.

Sometimes people with disabilities may need a reasonable accommodation in order to take full advantage of the PHA housing programs and related services. When such accommodations are granted, they do not confer special treatment or advantage for the person with a disability; rather, they make the PHA program accessible to them in a way that would otherwise not be possible due to their disability. The Housing Authority’s Reasonable Accommodation Policy clarifies how people can request accommodations and the guidelines the PHA will follow in determining whether it is reasonable and economically, financially or administratively feasible to provide a requested accommodation. Because disabilities are not always apparent, the PHA ensures that all applicants/tenants are made aware of the opportunity to request reasonable accommodations.

Activities to Increase Resident Involvements

Though the Consortium does coordinate efforts with the PHA, the Consortium does not have any direct affiliation with the PHA; therefore, it is not involved with the public housing residents themselves, or the PHA's internal efforts to encourage resident involvement.

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

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Low income families continue to struggle with affordable housing. There are substantial gaps in home ownership attainment that are reflected geographically, as well as racially. Among the negative effects of public policies on affordable housing and residential development are:

1. **Local Government Zoning and Land Use Policy:** Units of local government regulate the use of land in the Consortium. Each local government in the Consortium has individual zoning policies and practices that can have a significant effect on the availability and development of affordable housing, including lot size and setback requirements.
2. **Low Income Housing Tax Credit (LIHTC) Selection Policies:** In the Consortium area, particular the Sumter area, decision-making criteria for award of LIHTC projects has been skewed to areas of the city that are not preferable locations for residential investment. Instead of bringing these developments to areas that are accessible to public transportation, grocery providers, healthcare, and other services, the LIHTC criteria have been applied in such a way that the highest scoring applications are actually not reflective of the highest value locations for the community.
3. **Administration and Processing:** Timing is an important issue in the development of affordable housing. Securing permits (building, environmental, etc.), multiple layers of reviews, and lengthy approval processes all can increase housing costs.
4. **Local Code Enforcement:** Unified building codes or local codes are a significant factor in the quality and quantity of housing stock available. Although members of the Consortium have adopted the International Building Codes, the level of enforcement vary among members, driven in part by resource constraints.
5. **Infrastructure:** Before housing can be constructed, basic infrastructure must be in place. The land must have road access, sanitary water supply, and wastewater treatment. Infrastructure costs can be significant and can prevent production of affordable housing units.
6. **Transportation:** The Consortium is served by the Santee-Wateree Regional Transportation Authority, which maintains some fixed bus routes, primarily within the City of Sumter. However, low income individuals who do not have access to vehicles find it difficult to get to food, healthcare, and other needs on a regular basis. The South Carolina Department of Transportation currently funds a transit provider program that supplements the services of disabled service providers and community development corporations, but those funds continue to decline, and maintaining adequate services across the rural areas of the Consortium present significant challenges.
7. **Funding:** The Consortium lacks adequate federal, state, local, and private resources to address all housing needs. Greater resources are required to assist moderate, low, and very low income

households, and to address housing needs, particularly in rural markets. Local governments are facing continued funding cuts from federal and state sources, and are not in a position to provide additional funding needed to assist with the development of affordable housing with cash matches.

8. Historic Preservation: Restrictions associated with historic preservation make construction or rehabilitation more difficult within a historic district. In the two largest population centers of the Consortium, there are designated residential historic districts.

9. Local Land Development and Site Planning Costs: Since there is no state-wide subdivision and site plan standard, policies are the responsibility of the local government including standards for streets, sidewalks, drainage, parking, water and sewer requirements and fees, landscape and other costs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The cost of housing and the incentive to develop, maintain, or improve affordable housing in the region are affected by local government policies, including property tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The Consortium is comprised of multiple units of local government (ULG) including four counties and 12 municipalities. As a PJ, the Consortium does not have any jurisdiction or control over the local policies of its members, but does encourage members to be aware of local conditions that may create barriers to affordable housing and address situations that could prevent the development of affordable housing. The Consortium will continue to support qualified CHDOs and other developers who apply for HOME funds to construct or rehabilitate affordable housing within the region. The Consortium will also support the efforts of other partners, such as local chapters of Habitat for Humanity and the United Way in their efforts to construct affordable housing and offer education and awareness of issues surrounding affordability of housing. The Consortium also intends to provide fair housing education to its members to address concerns and impact attitudes about the concept of “affordable housing” as it pertains to the housing needs of low income citizens. Technical assistance to Consortium member local governments may be provided regarding the Fair Housing Act requirements and local actions required to enact Fair Housing requirements.

The Consortium is supported by the Santee-Lynches Regional Council of Governments, which also provides transportation planning funded by the South Carolina Department of Transportation and oversight for the regional transportation network provided by DSNs and Councils on Aging. The issue of the lack of transportation for low income persons and the impact it has on housing choice, employment, and health care, is significant. The Santee-Lynches Regional Council of Governments will continue to participate in planning efforts and activities to promote, improve, and expand public transit in the region, particularly in connecting with affordable housing options accessible to public transit.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Consortium leverages relationships with the Continuums of Care that provide services and coordinate service providers in the region to conduct homeless outreach and assessment. The Consortium participates in ECHO and the Kershaw County Housing Partnership to the greatest extent possible. The strategic goals of the Consortium will provide opportunities for transition for homeless individuals and help CoCs and affiliated providers to refer candidates for tenant based rental assistance and/or affordable rental housing.

Addressing the emergency and transitional housing needs of homeless persons

The Consortium leverages relationships with the Continuums of Care that provide services and coordinate service providers in the region to address emergency shelter and transitional housing needs for homeless persons. The Consortium participates in ECHO and the Kershaw County Housing Partnership to the greatest extent possible. The strategic goals of the Consortium will provide opportunities for transitional housing for homeless individuals and help CoCs and affiliated providers to refer candidates for tenant based rental assistance and/or affordable rental housing.

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 Continuum of Care cannot ultimately lead members of the homeless population to self-sufficiency without an adequate supply of decent, safe, and affordable housing available throughout the community. Achieving this goal requires the development of affordable housing and the preservation and revitalization of existing housing stock.

Low income or homeless families working to become housing and financially independent must overcome multiple barriers. Access to permanent housing for this group is problematic due to the following factors:

- Limited funding and financial assistance with move-in costs, down payments, and utility connections especially for those with little or no credit
- Long waiting lists for Section 8 vouchers

- Lack of adequate permanent housing rentals
- High maintenance and cost of living expenses associated with substandard rental units

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

Housing that integrates supportive services for homeless and special needs individuals is crucial in the Consortium Area. Any Length Recovery is the only permanent supportive housing provider in the region and serves individuals with drug and alcohol addictions. The extent to which homelessness exacerbates symptoms of mental illness and other medical conditions results in making the care of these sub-populations increasingly complex and expensive for the community at large and leads to tragic consequences. Permanent housing units with supportive services available in the Sumter County HOME Consortium Region are included in the Sumter County HOME Consortium Regional Shelter Information table.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

The Consortium is committed to reducing the hazards of lead-based paint (LBP) where they may exist in housing throughout the region. Every house or unit built before 1978 approved for rehabilitation through the HOME program will be inspected and tested for LBP hazards. The owner/tenant will be given the proper EPA brochures and notifications. If no LBP hazards are identified, the owner will receive a copy of the Risk Assessment. Where LBP hazards or potential hazards are found, notification will be provided to the homeowner and addressed by the certified LBP contractor. Upon completion of the work and clearance of the unit, the owner/tenant will be given a copy of the clearance report.

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

The Consortium's actions will ensure that structures rehabilitated with HOME funds that were built before 1978 will no longer pose a risk to current or future residents due to lead-based paint. In addition, families are educated about the risks of lead-based paint in older homes so they are aware of potential hazards if they should move to another older home in the future.

The majority of young children are tested by their private health care provider (PCP) or county health department. By law, all blood lead testing results are reported to the South Carolina Department of Health and Environmental Control (SC DHEC) from doctor's offices and labs when a test is done in South Carolina.

Children with capillary blood lead level (BLL) results greater than or equal to five micrograms of lead per deciliter of blood (≥ 5 ug/dL) should receive follow-up services from their PCP or county health department. Statistics concerning EBLL testing in children is divided into two age groups: 0-36 months old and 36-72 months old.

Extent of Leading Testing in the Consortium, age 0-36 months

In the Consortium region, the following number and percentage of children in each county aged 0-36 months were tested for lead in 2012: Clarendon, 177 (14.3%); Kershaw, 70 (2.8%); Sumter, 518 (10.8%); Lee 33 (4.9%).

Extent of leading Testing in the Consortium, age 36-72 months

In the Consortium region, the following number and percentage of children in each county aged 36-72 months were tested for lead in 2012: Clarendon, 435 (34.9%); Kershaw, 139 (5.6%); Sumter, 694 (14.8%); Lee 84 (12.2%).

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

The steps listed above concerning the testing and removal of lead-based paint are incorporated into the Consortium's policy and procedure manual. Lead based paint requirements are thoroughly addressed in these policies.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

In order to reduce the number of poverty-level families in the region efforts among partner organizations listed in the Consolidated Plan must coordinate efforts to help families rise out of poverty. Neighborhood associations, residents, faith-based, organizations, businesses, health and human service agencies, private developers, lenders, and non-profit service providers are included in this list.

Communities within the Consortium must seek opportunities for economic growth to help address the problem of poverty. Increasing employee skills and education is another key to economic growth. Since earnings generally increase with skill level and education, developing programs to assist workers in expanding or improving their skills/education will help to increase pay. Coordination with the regional Workforce Investment Program (WIA) can link employers with funding to increase skill level of employees.

Additional strategies developed to reduce poverty in the Consortium region include development of the tourism industry, attracting new businesses and encouraging competition among existing businesses, managing growth and encouraging redevelopment within existing cities, creating performance-based economic development, developing public-private investment strategies, and encouraging people-based economic development.

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

Through the creative use of the Consortium's HOME funding, and leveraging with existing CDBG, HOPWA, ESG, State Housing resources in use in the region, as well as integrated sources of other Federal and State programs, the Consortium's anti-poverty strategy is closely coordinated with the affordable housing and community development strategies presented in the Consolidated Plan.

SP-80 Monitoring - 91.230

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

The Consortium will undertake 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 will implement 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 sub-recipient 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 Subrecipient and CHDOs on an on-going basis. 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. Photographs of the projects before, during and after completion of the work will be taken and kept on file as proof of accomplishments, for environmental purposes, and to utilize the best of the projects as a marketing tool.

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.

The Consortium also requires periodic stakeholder and partner meetings to promote interaction, observe the project or to follow up a progress report, if needed. Site visits may also occur to projects as needed or to follow up on concerns found in progress reports.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The anticipated budget for the five year period from 2015 to 2019 for the Sumter County Regional HOME COnsortium is \$2,610,000. This section explains how these funds will be leveraged, and how units of local government may consider the HOME program goals and objectives when making decisions about publicly owned property.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	522,222	0	0	522,222	2,088,888	The HOME allocation is the only federal housing assistance program currently available to the Consortium. The expected amount available assumes a similar annual allocation over each of the remaining 4 years of the Consolidated Plan.

Table 57 - Expected Resources – Priority Table

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

The announced HOME funding for Program Year 2015 is \$522,222. No additional funding is allocated for these activities. The Consortium service area includes the City of Sumter, which is a CDBG Entitlement City. All local governments must compete for other funding sources to augment HOME funds.

Other competitive funding sources available to local units of government with the Consortium Area are:

- A. State HOME funds
- B. State CDBG funds
- C. State of South Carolina Housing Trust Funds
- D. USDA Rural Development Housing Preservation Grant funds
- E. Federal Home Loan Bank of Atlanta
- F. Low-income Housing Tax Credits
- G. Private not for profit foundations
- H. Faith Based Charitable Organizations
- I. Donations of volunteer labor and materials

The above funds are available on a competitive basis and thus the exact amounts available throughout the year cannot be determined. Though the annual HOME allocation is not insubstantial, the need for decent, safe, and affordable housing within the region is far greater than what the HOME funding can address. For this reason, an important criteria for project funding is to encourage applicants to leverage multiple sources of funds whenever possible.

Apart from the City of Sumter, which does administer a Section 8 voucher program through its Housing Authority, the Consortium members do not have allocations of Section 8 funds, Low Income Tax Credits, McKinney-Vento Homeless Assistance Act funding but would incorporate such funding if available through a partnership with a project developer or CHDO.

The Consortium was granted a HUD Match Waiver at the inception of the Consortium and has received the Match Waiver annually due to persistent severe fiscal distress. The scarcity of available cash match available through local governments in the region is a critical concern to be addressed in order to maintain the Consortium's program of affordable housing in the region. As units of local government in the State of South Carolina, the counties, cities, and towns of the Consortium Area have been strained by the State Legislature's decision not to fully fund the Local

Government Fund (LGF), which is intended to provide state-shared revenues to units of local government. The LGF has not been fully funded by the S.C. Legislature since 2008, further straining limited local resources for critical services and activities.

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

The 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.

Discussion

Developing affordable, safe and decent housing for low income citizens is a challenge for the HOME Consortium and its members. Funding from the HOME Investment Partnership Program is an important resource for the Consortium to design and implement housing programs that address the local housing needs. The HOME Program provides flexibility by offering the opportunity to choose what types of housing programs and activities are most important to meet the housing needs of the low and very low income residents of the Consortium.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	HOME Consortium Area	Rental Rehabilitation Owner-Occupied Housing Rehabilitation	HOME: \$267,800	Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	Tenant Based Rental Assistance	2015	2019	Affordable Housing	HOME Consortium Area	Tenant-Based Rental Assistance	HOME: \$102,200	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
3	Housing Development	2015	2019	Affordable Housing	HOME Consortium Area	New Construction Ownership	HOME: \$50,000	Homeowner Housing Added: 1 Household Housing Unit
4	Homebuyer Assistance	2015	2019	Affordable Housing	HOME Consortium Area	Homebuyer Assistance	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Program Delivery	2015	2019	Affordable Housing	HOME Consortium Area	Rental Rehabilitation Tenant-Based Rental Assistance Homebuyer Assistance Owner-Occupied Housing Rehabilitation New Construction Ownership New Construction Rental	HOME: \$52,222	Other: 1 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	The Sumter County HOME Consortium will assist eligible CHDOs to purchase and/or rehabilitate rental properties for addition to the region's affordable rental housing stock. The Consortium will also facilitate rehabilitation of homeowner-occupied units
2	Goal Name	Tenant Based Rental Assistance
	Goal Description	The Sumter County HOME Consortium will provide Tenant-Based Rental Assistance to LMI and special needs individuals and households. This activity will focus on those households that are in need of short-term housing support that will enable them to find a viable permanent housing option or otherwise stabilize their housing needs.

3	Goal Name	Housing Development
	Goal Description	The HOME Consortium will provide funding to local developers to include affordable housing units in new residential developments
4	Goal Name	Homebuyer Assistance
	Goal Description	The Sumter County HOME Consortium will assist area organizations in providing downpayment and closing cost assistance to eligible new homebuyers that have met financial counseling and other requirements.
5	Goal Name	Program Delivery
	Goal Description	The HOME Consortium will administer the program areas described in the Annual Action Plan.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Developing affordable, safe and decent housing for low income residents is a challenge for the HOME Consortium and its members. Funding from the HOME Investment Partnership Program is an important resource that allows the Consortium to design and implement housing programs to address local housing needs. The HOME Program provides flexibility to its participating jurisdictions by offering them the opportunity to choose what types of housing programs and activities are most important to meet the housing needs of their low and very low income residents. The goal of the Consortium is to increase accessibility of adequate, affordable and safe housing to those persons who are of low and very low income levels, the impoverished and frail elderly, and persons with disabilities.

#	Project Name
1	General Administration
2	Entitlement (Program) Funds
3	CHDO Reserve

Table 59 – Project Information

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

Recognizing that limited HOME dollars should be focused where the need is greatest, the Consortium will give preference to projects that directly benefit low and moderate income residents or serve low and moderate income neighborhoods. This strategy will ensure that scarce resources are directed to best serve those who have the greatest need, including areas with the greatest concentrations of poverty.

AP-38 Project Summary
Project Summary Information

1	Project Name	General Administration
	Target Area	HOME Consortium Area
	Goals Supported	Program Delivery
	Needs Addressed	Rental Rehabilitation Tenant-Based Rental Assistance Homebuyer Assistance New Construction Rental New Construction Ownership Owner-Occupied Housing Rehabilitation
	Funding	HOME: \$52,222
	Description	The Sumter County Regional HOME Consortium's objective is to provide decent, affordable housing and provide a suitable living environment as well as to expand economic opportunities.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General Program Administration.
2	Project Name	Entitlement (Program) Funds
	Target Area	HOME Consortium Area
	Goals Supported	Preservation of Existing Housing Stock Tenant Based Rental Assistance Housing Development Homebuyer Assistance
	Needs Addressed	Tenant-Based Rental Assistance Homebuyer Assistance New Construction Ownership Owner-Occupied Housing Rehabilitation
	Funding	HOME: \$391,667
	Description	Increase availability of standard and affordable housing; increase affordable housing accessible to jobs/work force; increase economic self-sufficiency for LMI households by means of increased access to employment in the Santee-Lynches region through the regional economic diversification; rehabilitate existing substandard housing.

	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 20 families will benefit from the proposed priority needs to be addressed. The types of families proposed to benefit are those with extremely low, low and low-to-moderate incomes; large families; families with children; elderly; persons with mental, physical and developmental disabilities; veterans and victims of domestic violence.
	Location Description	The regional HOME Consortium area which includes Clarendon, Kershaw, Lee and Sumter Counties.
	Planned Activities	Owner-occupied rehabilitation, TBRA and new construction ownership.
3	Project Name	CHDO Reserve
	Target Area	HOME Consortium Area
	Goals Supported	Preservation of Existing Housing Stock Housing Development Homebuyer Assistance
	Needs Addressed	Rental Rehabilitation Homebuyer Assistance New Construction Rental New Construction Ownership
	Funding	HOME: \$78,333
	Description	The goal of the Consortium is to increase accessibility of adequate, affordable and safe housing to those persons who are of low and very low income levels, the impoverished and frail elderly, and persons with disabilities.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 10 families will benefit from the proposed priority needs to be addressed. The types of families proposed to benefit are those with extremely low, low and low-to-moderate incomes; large families; families with children; elderly; persons with mental, physical and developmental disabilities; veterans and victims of domestic violence.
	Location Description	The regional HOME Consortium area which includes Clarendon, Kershaw, Lee and Sumter Counties.

Planned Activities	Preservation of existing housing stock through rehabilitation of existing rental units; providing funds to assist low-to-moderate families/individuals purchase a home; assist in development and construction of new affordable rental units and assist in development of affordable new construction housing units.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The HOME Consortium will distribute funded projects and programming across the four-county region using established and developed waiting lists comprised of eligible low-to-moderate income households. To the greatest extent possible, assistance will be provided proportionally to eligible populations in each of the four counties and each population center.

Geographic Distribution

Target Area	Percentage of Funds
HOME Consortium Area	100

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Consortium does not allocate investments geographically as they are allocated to address needs throughout the region.

Discussion

The demand for affordable housing in communities within the Consortium Area can fluctuate dramatically from year to year. Thus, the Consortium has elected not to identify specific geographic priorities due to the region's demographics, and to ensure appropriate flexibility in addressing low-income housing needs. The Consortium will ensure that all HOME funds are allocated for projects that benefit LMI households, and will endeavor to establish sustainable outcomes by targeting areas where partners may leverage other resources to achieve the required level of investment to yield productive return.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	32
Special-Needs	0
Total	32

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	2
Rehab of Existing Units	4
Acquisition of Existing Units	6
Total	32

Table 62 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

The Consortium does not plan to allocate funding to the Sumter Housing Authority at this time, but 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.

In addition, the Consortium will work with eligible 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 should help offset the public housing needs in the area.

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

The Consortium shall make information concerning homeowner opportunities through the HOME program available to residents of public housing as well as coordinate with public housing staff any efforts to qualify residents for homeownership. The Consortium will also work with public housing staff to design and offer training opportunities to residents in need of financial management and other skills prior to homeownership.

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

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The HOME Consortium seeks to assist families and individuals avoid homelessness or transition from homelessness to safe and sanitary housing situations by improving the affordable housing stock in the Consortium jurisdiction, including owner-occupied home rehabilitation and owner-occupied new construction, new rental construction, and tenant-based rental assistance.

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

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

The HOME Consortium does not receive funding for activities concerning homelessness; however, when possible, it will support the organizations that provide services to homeless populations.

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 will support the organizations that provide services to homeless populations.

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 HOME Consortium does not receive funding for activities concerning homelessness; however, when possible, it will support the organizations that provide services to homeless populations.

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

The HOME Consortium will seek to assist families and individuals avoid homelessness by improving the affordable housing stock in the Consortium jurisdiction, including owner-occupied home rehabilitation

and owner-occupied new construction, new rental construction, and tenant-based rental assistance.

Discussion

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 tenant-based rental assistance, are important resources for the citizens of the region that are experiencing major housing problems and potential homelessness.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The public sector affects the housing market through policies such as zoning, building codes, provision of infrastructure, development regulations, and development fees and exactions. Other issues that affect the affordability of housing include costs such as water and sewer service, road construction and maintenance, property taxes, insurance, the availability of transportation and a lack of knowledge of laws and contracts on the part of homeowners and renters.

Local Government Zoning and Land Use Policy

Units of local government regulate the use of land in the Consortium. Each local government in the Consortium has individual zoning policies and practices that can have a significant effect on the availability and development of affordable housing including lot sizes and setbacks.

Administration and processing

Timing is an important issue in the development of affordable housing. Securing permits (building, environmental, etc.), multiple layers of reviews, and lengthy approval processes all can increase housing costs.

Local Code Enforcement

Unified building codes or local codes are a significant factor in the quality and quantity of housing stock available. Although the members of the Consortium have adopted the International Building Codes, the level of enforcement varies among the members.

Local land development and site planning costs

Since there is no state-wide subdivision and site plan standard, policies are the responsibility of the local government including standards for streets, sidewalks, drainage, parking, water and sewer requirements and fees, landscape and other costs.

Infrastructure

Before housing can be constructed, basic infrastructure must be in place. The land must have road access, sanitary water supply, and wastewater treatment. Infrastructure costs can be significant and may prohibit some production of affordable housing units.

Transportation

The Consortium is composed of four Counties which all lack public transportation with the exception of

some limited transportation by area Senior Centers. For residents who are either unable to drive or who don't have a vehicle or other form of transportation, housing options are limited to areas within walking distance of grocery stores, health care providers, and other services and amenities. The Consortium is staffed by the Santee-Lynches Regional Council of Governments who also provides transportation planning funded by SC Department of Transportation and oversight for the regional transportation network provided by the county Senior Centers. The issue of the lack of transportation for low income persons and the impact it has on housing choice, employment and health care is apparent.

Funding

The Consortium lacks adequate federal, state, local or private resources to address all housing needs. Greater resources are required to assist low and very low income households and to address housing, particularly in rural markets. Local governments are facing funding cuts from federal and state sources and are not in a position to provide funding to assist in the development of affordable housing with cash matches. Various other means to assist developers of housing are being implemented such as the waiver of fees and permits; the installation of water and sewer connections; site clearing and clean up help reduce the overall development costs and allow affordable housing projects to be constructed.

Historic Preservation

Restrictions associated with historic preservation make construction or rehabilitation more difficult within a historic district. In the Consortium, there are several designated historic districts including former mill villages which tend to have a high rate of low-income residents.

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

The Consortium is comprised of multiple units of local government, including counties and municipalities. As a PJ, the Consortium does not have jurisdiction in 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 will continue to support qualified CHDO developers who apply for HOME funding to construct affordable housing within the region. The Consortium will also support 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. The Consortium also intends to provide fair housing education to its members to address concerns and impact attitudes about housing. Technical assistance to Consortium member local governments will be provided regarding the Fair Housing Act requirements and local actions to enact Fair Housing efforts.

In addition, as units of local government in the Consortium review and update their Comprehensive Plans over the next five years, 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. Lack of transportation for low income persons and the negative impact it has on housing choice, employment and health care is clear. Santee-Lynches Council of Governments staff will continue to participate in planning efforts and activities to promote, improve, and expand public transit in the region.

Discussion

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, and the Santee-Lynches Regional Council of Governments' Board of Directors, serves as an excellent venue and forum 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.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

During this implementation year, the HOME Consortium will work to facilitate collaboration among local partners, and will work to build CHDO capacity to serve the region's housing needs through private/public partnerships, wherever possible. The Consortium will provide funding for tenant-based rental assistance, 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.

Actions planned to address obstacles to meeting underserved needs

The Consortium will encourage 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 will also continue to work with CHDOs and nonprofits that provide housing counseling and credit counseling to low to moderate families.

Actions planned to foster and maintain affordable housing

The Consortium will continue to support CHDOs and nonprofits, such as Santee-Lynches Affordable Housing and Community Development Corporation, Habitat for Humanity, and the United Way. These organizations provide affordable housing through both rental opportunities, homeownership assistance, and existing home rehabilitation in the Consortium area. The Consortium will provide funding for tenant-based rental assistance, 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.

Actions planned to reduce 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 planned to reduce the number of poverty-level families

One goal of the Consolidated Plan programs and other initiatives in the Consortium region is to reduce the number of persons in poverty. The emphasis 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 planned to develop institutional structure

The Consortium staff will continue 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. These relationships are integral in streamlining the implementation of HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The Consortium staff will continue to foster these relationships to improve the success rate of the HOME program. A core component of this structure is the replication of the successful model of Kershaw County's Housing Partnership. The HOME Consortium will endeavor 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 planned to enhance coordination between public and private housing and social service agencies

One of the opportunities the Consortium will seize during the Consolidated Plan period is the chance to improve coordination between social service agencies, housing providers, and private sector developers. The Consortium will seek 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 will serve as the central point of emphasis for these linkages, and will be the vehicle through which real estate actors, developers, community organizations, and public sector housing providers organize efforts.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The Consortium estimates that 4 owner-occupied homes will be rehabilitated during the first year of this five-year Consolidated Plan. These homes will most likely be occupied by extremely low and low income families. It is estimated that 6 rental units will be rehabilitated and occupied by low income families. It is also estimated that 1 new housing unit will be constructed using CHDOs and/or private developer partnerships, and the unit will be occupied by a low income family. It is projected that 5 moderate income families will receive downpayment and closing assistance, allowing them to become homeowners. Further, it is projected that 20 very low and low income households will receive tenant-based rental assistance (TBRA), allowing them to stabilize their living situations and become stable renters and homeowners.

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

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

The Consortium does not intend to use any other forms of investment other than those described in Section 92.205 nor intend to use any HOME funds to refinance any existing debt as described in 92.206(b).

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

The recapture approach when utilized will be based on program design and market conditions using the acceptable HUD options as listed in 92.254(a)(5)(ii). Recapture provisions will be used for any HOME down payment assistance for homebuyers. Recapture provisions allow the homeowner to sell the unit at any time during the affordability period to any willing buyer, regardless of their income. The Consortium would recapture all or a portion of the original HOME investment in the unit. Recapture can only be used when there is a direct subsidy to the homebuyer and there is an amount that can be recaptured. The amount of HOME investment to be recaptured is only available from the net proceeds of the sale. Net proceeds are defined as the sales price minus the superior loan repayment (other than the HOME funds) plus any closing costs. The Consortium will share the

net proceeds from the sale with the homeowner under the recapture option. Using this approach will allow the homeowner the opportunity to recover all or a portion of their initial investment plus any documented capital improvements to the property from the net proceeds. If there are not net proceeds from the sale, the owner is not responsible for any repayment of HOME funds. The resale approach when utilized will be based on program design and market conditions using the acceptable HUD options as listed in 92.254(a)(5)(i). The resale option will be used for new construction for homeownership units produced by CHDOs receiving HOME assistance that are sold at fair market price. The total amount of HOME funds invested in the unit determines the affordability period. Resale must be used when there is no direct subsidy to the homebuyer but HOME funds are used in the development of the unit. Resale can be used for any HOME assisted homebuyer unit even if there is a direct subsidy to the homebuyer but it is still based on the total HOME dollars invested in the property including any developer subsidies as well as direct assistance to the owner. Any transfer of title either voluntary or involuntary during the HOME affordability period will trigger the resale provisions. As a requirement of the resale provisions agreed to by the homebuyer, any sale of the house during the affordability period must be made to a buyer whose family meets the definition of a low to moderate income family at the time of the sale and will occupy the unit as their principle residence for the remaining period of affordability. A seller will receive a "fair return" under the resale approach. The rate of "fair return" shall be calculated by the percentage change in median sales price of housing in the area over the period of ownership. Under resale requirements, any unit sold before the completion of the affordability period must be affordable to a reasonable range of low income homebuyers. The Consortium will target families at 70 to 80% of the area median income and expect that they could pay no more than 30% of their monthly income for principal, interest, property tax and insurance for the unit. When a homeowner is selling his property during the affordability period, the Consortium will determine if the asking price is affordable to the defined range of low to moderate families in the area to insure that it is affordable to the targeted group. If the asking price is not affordable to the targeted families, the Consortium will set a resale price that provides a fair return to the original homeowner and insure the unit remains affordable for the next family. The Consortium may provide HOME assistance such as down payment assistance or second mortgage assistance to the new buyer to keep the unit affordable and provide a fair return to the owner.

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

The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of HOME funds and the affordability period that they trigger are described more fully in the resale and recapture of this section.

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

will be used under 24 CFR 92.206(b), are as follows:

The Consortium does not intend to use any other forms of investment other than those described in Section 92.205 nor intend to use any HOME funds to refinance any existing debt as described in 92.206(b).

Discussion

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2009-2013 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing U.S. Census Bureau survey that provides data every year, giving communities the current information they need to plan investments and services.</p>
	<p>What was the purpose for developing this data set?</p> <p>Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2009 to 2013</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The American Community Survey (ACS) is a relatively new survey conducted by the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long-form sample. Initially, five years of samples were required to produce these small-area data. Once the Census Bureau, released its first 5-year estimates in December 2010; new small-area statistics now are produced annually. The Census Bureau also will produce 3-year and 1-year data products for larger geographic areas. The ACS includes people living in both housing units (HUs) and group quarters (GQs). The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS). For ease of discussion, the term ACS is used here to represent both surveys.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The total population from which the ACS sample is taken is the population of the United States, in all 3,141 counties.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The ACS survey is intended in part to collect the demographics of respondents. The annual ACS sample includes data from 3 million households in all 3,141 counties of the United States</p>
2	<p>Data Source Name</p> <p>2000 Census (Base Year)</p>

<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p>
<p>Provide a brief summary of the data set.</p> <p>The 2000 Decennial Census was collected in 2000 and released 2002. The data set tracks many features of the households of the United States.</p>
<p>What was the purpose for developing this data set?</p> <p>The Census Bureau's mission is to serve as the leading source of quality data about the nation's people and economy</p>
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The 2000 Decennial census data was collected between 1991 and 1999.</p>
<p>Briefly describe the methodology for the data collection.</p> <p>The Census is collected over a 10 year period by surveying households in the United States.</p>
<p>Describe the total population from which the sample was taken.</p> <p>The total population from which the sample was taken is the population of the United States.</p>
<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The ACS survey is intended in part to collect the demographics of respondents.</p>

City of Sumter

Consolidated Plan for
Housing, Non-Housing & Community Development

2015-2020 Five-Year Consolidated Plan



Community Development Block Grant (CDBG)

Program Year: April 1, 2015-March 31, 2020

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Executive Summary

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

1. Introduction

The City of Sumter is an Entitlement City. The main purpose of the Entitlement status is to provide funds to carry out programs and activities that will benefit low-moderate-income citizens.

These programs can be housing and non-housing initiatives. The Entitlement status provides an opportunity for receiving Community Development Block Grant (CDBG) funds without making formal application to the Department of Housing and Urban Development on an annual basis.

All programs mirror the input from citizens with the approval of City Council. The type of programs may change from year to year or they may remain the same depending on the input received from citizens and the approval received from City Council.

The City has addressed how it will work with other entities to accomplish housing development and non-housing community development activities throughout the city to include the Neighborhood Revitalization Strategy Area (NRSA), located in South Sumter.

2. Summary of the objectives and outcomes identified in the Plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities. The plan is

built around a strong institutional structure that has been in place for decades. The City pledges its support in maintaining files for periodic monitoring and as an internal measuring stick, provides an annual monitoring itself in the form of the CAPER – Comprehensive Annual Performance and Evaluation Report. The public expressed concern for housing, drainage, demolition, rehabilitation, and street paving issues during community meetings in preparation for the development of the Plan. The City pledges to step up its housing programs, housing repair, especially to provide more decent and sanitary housing for the elderly, disabled and LMI citizens. Home Ownership is an important part of the Community Development Department’s initiative.

3. Evaluation of past performance

The Lead Agency for developing the Five- Year Consolidated Plan is the City of Sumter. The direct responsibility has been delegated to the Community Development Department. Consultation and coordination with area agencies, organizations, citizens, low-income citizens, especially the homeless, elderly, handicapped and disabled was intentional. The jurisdiction met with and consulted with several agencies, organizations and community groups in preparation of this plan. Low income citizens were invited to all meetings and public hearings. Persons who are HIV/AIDS positive were not excluded from the planning process, nor were the elderly, handicapped and disabled. Four community meetings were held to provide citizens’ input into the planning process. The City of Sumter will continue to participate in the Interagency quarterly meetings. These meetings provide an opportunity for persons to become familiar with program and services that are in the area for low-moderate-income persons. This is a place where most of the service agencies, including some health care providers, housing providers, and Public Housing Authority representatives meet and share information and ideas about services and care to low-income, special needs and the elderly, including HIV/AIDS victims. The City will continue to work closely with the Housing Authority to make information available to its residents on Fair Housing issues and tenant’s rights and responsibilities. Affordable Housing opportunities and credit counseling along will continue to be included in the curriculum the City will share with the residents. The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

4. Summary of citizen participation process and consultation process

The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

Guided by the Citizens Participation Plan, staff from the Community Development Office conducted outreach through a series of public meetings, public hearings, phone calls and mailings. Staff held meetings were held at the three HOPE Centers and the South Sumter Resource Center. Many homeless persons congregate in the southern part of the city; so staff visited two of their sites where they eat and fellowship. Inputs from both the meetings and sites visit was a part of an effort to encourage low and

moderate income citizens to provide input on the development of the Five-Year Consolidated Plan. The City of Sumter Housing Authority assisted with the development of the plan by sharing information from their Annual Action Plan and providing their residents with information about the services of the City's Community Development Department. They included public housing residents in the development process by disseminating information, providing notification of public meetings and public hearings and encouraging resident participation. The Citizen Participation Plan also provides an opportunity for interpreters for non-English speaking persons if the number of potential beneficiaries exceeds 10%. Currently the number is below 10%. However, the Community Development Department staff has the names, addresses and telephone numbers of two Spanish-speaking persons who will to assist with interpretation at meetings when needed. Staff has met and talked with these persons

5. Summary of public comments

The citizens expressed interest in better drainage system, street paving, code enforcement, housing repair, more affordable housing, demolition, and a homeless shelter for single parent females and their kids. Specific inputs from the public follows:

South Hope Center Inputs 9-16-14

-

- Webb St. has drainage problems
- Neal St. Needs paving
- Ditch needs repaired and repaving at West Red Bay is required

South Sumter Resource Center 9-18-14

-

- Residents inquire in regards to the City incorporating homeless program for those individuals who are displaced in the communities.
- Residents inquired about the City partnering with South Sumter Resource Youth Build Program by providing entry level construction jobs for their graduates.

-

BIRNIE HOPE CENTER 9-23-14

-

- Street Paving needed on Robinson Street and Council Street.
- Dingle, W. Barlette, and W. Oakland Street flood during heavy downpour

-

NORTH HOPE CENTER 9-25-14

-

- Drainage improvements needed on Albert Dr.
- Street paving needed on Shirer St., White St. and Phillips St.

Residents asked questions in regards to the City having structured every six month clean up program for neighborhoods.

-

Public Hearing 10-21-2014

Community Development Public Hearing

Tuesday, October 21, 2014 at 6:00pm Council Chambers 4thfloor, Opera House,

21 North Main Street, Sumter, S.C.

- Mr. Curtis Singleton of South Sumter Neighborhood Beautification Association requested a more durable gate for the fence around South Sumter Gym, more police patrol in the area, and better lightning in the area around South Sumter Gym.
- Mr. Kevin Johnson of WATF requested a grant of \$5,000 CDBG Funds.
- Mr. Mark Champagne of United Ministries requested a grant of a little less than \$25,000
- Ms. Emily Sorrell of Sumter YMCA requested a grant of \$5,000 CDBG Funds.

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

7. Summary

The staff advertised the community meetings in advance through local media and churches. Flyers were placed in public places where some citizens who are low-income congregate. All service agencies were invited to have their clientele participate in the meetings. The locations of meetings were at the HOPE Centers that are located in the central parts of the City and the South Sumter Resource Center on the south side of town. Homeless persons were not excluded from these meetings.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	SUMTER	
CDBG Administrator		City of Sumter
HOPWA Administrator		
HOME Administrator		
ESG Administrator		

Table 63– Responsible Agencies

Narrative

The City of Sumter conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumter uses the majority of its CDBG funds for “direct benefit” housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 70% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide.

Consolidated Plan Public Contact Information

Guided by the Citizens Participation Plan, staff from the Community Development office conducted outreach through a series of public meetings, public hearings, phone calls and mailings. Staff also visited two homeless sites where they congregate to eat and fellowship. As part of these efforts, low and moderate income was encouraged to provide input on the development of this plan.

The City of Sumter consulted with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources and promote the coordination of resources. The following agencies were consulted as part of this process:

Santee Lynches Council of Governments

Santee Lynches Community Development Corporation

Sumter County Community Development Corporation

Wateree Community Actions Trans-Aid Homeless Initiative

Wateree District Health Department

Wateree Community Actions, Inc.

City of Sumter Housing Authority

Wateree HIV/AIDS Task Force

Alston Wilkes Society

Sumter County Commission on Alcohol and Drug Abuse

Any Length Recovery

Sumter City/ County Planning Office

Eastern Carolina Homelessness Organization

City of Sumter Housing and Economic Development Corporation

South Carolina Vocational Rehabilitation Department

Wateree District Mental Health

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Lead Agency for developing the Five- Year Consolidated Plan is the City of Sumter. The direct responsibility has been delegated to the Community Development Department. Consultation and coordination with area agencies, organizations, citizens, low-income citizens, especially the homeless, elderly, handicapped and disabled was intentional. The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

The plan is built around a strong institutional structure that has been in place for decades.

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

The City of Sumter consulted with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources and promote the coordination of resources. The following agencies were consulted as part of this process:

Santee Lynches Council of Governments

Santee Lynches Community Development Corporation

Sumter County Community Development Corporation

Wateree Community Actions Trans-Aid Homeless Initiative

Wateree District Health Department

Wateree Community Actions, Inc.

City of Sumter Housing Authority

Wateree HIV/AIDS Task Force

Alston Wilkes Society

Sumter County Commission on Alcohol and Drug Abuse

Any Length Recovery

Sumter City/ County Planning Office

Eastern Carolina Homelessness Organization

City of Sumter Housing and Economic Development Corporation

South Carolina Vocational Rehabilitation Department

Wateree District Mental Health

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

Homeless prevention is one of the City's greatest challenges. Many homeless persons are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence has to be a process. Through the Eastern Carolina Homelessness Organization (ECHO) the City will work with member agencies to obtain funds for a continuum of care for the Sumter area that will be large enough to serve a large number of homeless individuals and families with children. The City has made progress in this area for HIV/AIDS homeless citizens through the agency Empowered Personal Care Home Health Alliance Inc.

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

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

Table 64– Agencies, groups, organizations who participated

1	Agency/Group/Organization	WATEREE AIDS TASK FORCE
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City staff via face to face meetings, telephone and email gathered data concerning HIV/AIDS Clientee in the Sumter, SC. The anticipated outcomes of these consultations was to discovers ways the City could assist WATF in serving it Clientele.
2	Agency/Group/Organization	Santee-Lynches Regional Council of Governments
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Employment Service-Fair Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. The anticipated outcomes of consultation is to share ideals about the local area as a hold, be it community development or economic development.
3	Agency/Group/Organization	SANTEE-LYNCHES AFFORDABLE HOUSING AND CDC
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. The anticipated outcomes of consultation is to share ideals about the local area as a hold, be it community development or economic development.
4	Agency/Group/Organization	WATEREE COMMUNITY ACTIONS, INC
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted by phone calls and email. This agency is the primary agency for transistional housing in our grantee area. The anticipated outcomes for both the City and the agency is to gain knowledge of what each other is doing to curb homelessness.
5	Agency/Group/Organization	Alston Wilkes Society
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Services-Education Services-Employment Other government - Federal Other government - State Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted by telephone. This agency plays a vital role in the local area by providing transitional housing facilities, job training and placement services to veterans and released federal prisoners, along with substance abuse and therapeutic counseling; and mentoring to help homeless veterans and ex-prisoners regain self-sufficiency.
6	Agency/Group/Organization	SUMTER COUNTY COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. The anticipated outcomes of consultation is to share ideals about the local area as a hold, be it community development or economic development.
7	Agency/Group/Organization	CITY OF SUMTER HOUSING AND ECONOMIC DEVELOPMENT CORP.
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. This agency specialize in both building and providing down payment assistance for affordable LMI citizens. The anticipated outcomes of consultation is to share ideals about the local area as a hold, be it community development or economic development.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastern Carolina Homelessness Organization	The Five Year Goal. Provide more transitional housing and supportive services for the homeless. The plan is to work with existing agencies and organizations including non-profits to access funds to develop programs and services for the homeless and eventually have a continuum of care service.StrategyDo site visits where homeless persons congregate. Staff will perform needs assessment and coordinate and collaborate with existing agencies to get the medical, social and housing needs met by locating the service for the homeless and letting them know where and how to access these services.Additionally staff will work with ECHO to provide technical assistance to non-profits, faith based organizations, government agencies and private citizens that seek opportunities for funding to establish homeless initiatives. Provide grant writing technical assistance upon request.Additional InformationThe City of Sumter has fostered a partnership between the ECHO and the Consultant for HMIS (Homeless Management Information System) installed the system at United Ministries of Sumter County.

Table 65– Other local / regional / federal planning efforts

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

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

Assessment of Performance – There will be a public notice to allow citizens and community organizations to assess activities and submit comments on all aspects of the Consolidated Plan Programs. This notice will be published in local newspapers at least 30 days prior to the start of planning for the next program year. Copies of the Annual Performance Report, Proposed Statements of Objectives, and Final Statements of Objectives will be distributed to all public libraries for public review. Copies and information concerning all activities will also be available at the Community Development Office located at 12 W. Liberty Street, Office H..

All comments submitted by citizens, along with the City’s responses and a summary of any action taken will be included in the Grantee Performance Report (GPR).

The City will hold a minimum of two (2) public hearings during the fiscal year (April 1 – March 31). Announcements for the public hearing will be published in *The Item* at least seven (7) days prior to the hearing. Notices will be prominently displayed in the non-legal section of the local newspaper.

The hearings will be held to address housing and community development needs and receive suggestions for proposed activities. Following the public hearing, a 30-day comment period will allow citizens and interested parties additional time to submit their concerns.

After the development of the CP plan, application for funding and prior to the submission of the application to the Department of Housing and Urban Development, a public hearing will be held to review and solicit public comment upon the proposed activities.

If ten (10%) percent or more of potential beneficiaries of the project are non-English speaking, provisions will be made at the appropriate public hearings for translation of comments and documents into the native language of the majority of non-English speaking residents present. It has been determined, however, that at present, less than ten (10%) percent of the City’s residents are non-English speaking.

The City will, to the extent determine necessary by its governing body, make direct efforts in soliciting the participation of the residents and other interested parties in the area(s) in which funds are to be expended. Methods may include, but are not limited to, request appropriate community leaders and other agencies to inform their constituents about the proposed use of funds; distributing notices in very-low and low-income neighborhoods, posting of notices at post offices and neighborhood businesses, radio and television announcements, South Sumter Resource Center, organized Neighborhood Groups, City of Sumter Housing Authority, HOPE Centers, as well as social service agencies.

All public meetings and hearings concerning the CP plan program will be held at times and places convenient to city residents, particularly those who are potential beneficiaries. No meetings will be held before 6:00 p.m. on weekdays or 2:00 p.m. on Sundays. No meetings will begin after 8:30 p.m. The location of such meetings will be selected to provide access for physically challenged persons, and held in a convenient location for actual beneficiaries, and be accessible to accommodate those citizens with special needs. Requests for special assistance should be made by calling 774-1649.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	The City Council Chamber was packed at the public hearing and most of the public said they saw it in the newspapers	The City Council Chamber was packed at the public hearing and most of the public said they saw it in the newspapers		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	<p>The citizens expressed interest in better drainage system, street paving, code enforcement, housing repair, more affordable housing, demolition, and a homeless shelter for single parent females and their kids. Specific inputs from the public follows:South Hope Center Inputs 9-16-14</p> <p>Webb St. has drainage problems</p> <p>Neal St. Needs paving</p> <p>Ditch needs repaired and repaving at West Red Bay is required South Sumter Resource Center 9-18-14</p> <p>Residents inquire in regards to the City incorporating homeless program for those individuals who are displaced in the communities.</p> <p>Residents inquired about the City partnering with South Sumter Resource Youth Build Program by providing entry level construction jobs for their</p>	<p>The citizens expressed interest in better drainage system, street paving, code enforcement, housing repair, more affordable housing, demolition, and a homeless shelter for single parent females and their kids. Specific inputs from the public follows:South Hope Center Inputs 9-16-14</p> <p>Webb St. has drainage problems</p> <p>Neal St. Needs paving</p> <p>Ditch needs repaired and repaving at West Red Bay is required South Sumter Resource Center 9-18-14</p> <p>Residents inquire in regards to the City incorporating homeless program for those individuals who are displaced in the communities.</p> <p>Residents inquired about the City partnering with South Sumter Resource Youth Build Program by providing entry level construction jobs for their</p>	204	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	<p>Public Hearing 10-21-2014 Community Development Public Hearing Tuesday, October 21, 2014 at 6:00pm Council Chambers 4th floor, Opera House, 21 North Main Street, Sumter, S.C.</p> <p>Mr. Curtis Singleton of South Sumter Neighborhood Beautification Association requested a more durable gate for the fence around South Sumter Gym, more police patrol in the area, and better lightning in the area around South Sumter Gym.</p> <p>Mr. Kevin Johnson of WATF requested a grant of \$5,000 CDBG Funds.</p> <p>Mr. Mark Champagne of United Ministries requested a grant of a little less than \$25,000.</p> <p>Ms. Emily Sorrell of Sumter YMCA requested a grant of \$5,000 CDBG Funds.</p>	<p>Public Hearing 10-21-2014 Community Development Public Hearing Tuesday, October 21, 2014 at 6:00pm Council Chambers 4th floor, Opera House, 21 North Main Street, Sumter, S.C.</p> <p>Mr. Curtis Singleton of South Sumter Neighborhood Beautification Association requested a more durable gate for the fence around South Sumter Gym, more police patrol in the area, and better lightning in the area around South Sumter Gym.</p> <p>Mr. Kevin Johnson of WATF requested a grant of \$5,000 CDBG Funds.</p> <p>Mr. Mark Champagne of United Ministries requested a grant of a little less than \$25,000.</p> <p>Ms. Emily Sorrell of Sumter YMCA requested a grant of \$5,000 CDBG Funds.</p>		

Table 66– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Needs Assessment Overview

Needs Assessment Housing Market Analysis

The housing stock in Sumter City and County consists of 17,772 units and 44,447 units respectively. These numbers are based on the U.S. Census Bureau estimates for 2006.

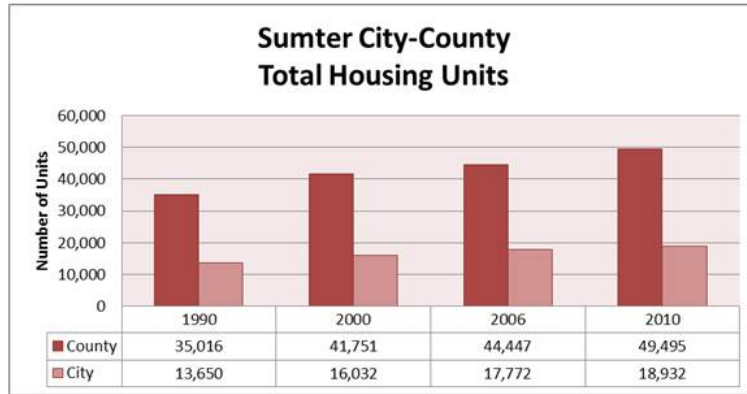
Housing Projections are addressed in the 2030 Comprehensive Plan developed by the Sumter Planning Commission. The information discloses Sumter experienced a housing “boom” from the late 1990’s to 2006. In fact, since 2000, 8,829 new residential units have been constructed in the Sumter Community, including a high of 1,100 units in 2005. Most of the units can be found predominantly in the new subdivisions north and west of downtown Sumter. Listed below at Figure H-1 from the 2030 Comprehensive Plan is a depiction of this:

Figure H-1

Note: 2006 and 2010 numbers represent U.S. Census estimates

Sumter Housing Units

Figure H-1



Note: 2006 and 2010 numbers represent U.S. Census estimates

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Priority Non-Housing Community Development Needs - Table 2B displays the need for public facilities, public improvements, public services and economic development.

How were these needs determined?

These needs were determined by community meetings and through interaction with other customer services organizations in the City of Sumter.

Describe the jurisdiction's need for Public Improvements:

See table 2B attach to Con Plan. Public Improvements in LMA are an ongoing process for our jurisdictions which is being handcuffed by funding constraints, but the jurisdiction is making the most of funding available.

How were these needs determined?

These needs was determined by public meetings and in consultation with other organizations in developing a 20 year plan for the city.

Describe the jurisdiction's need for Public Services:

Priority Non-Housing Community Development Needs - Table 2B displays the need for public facilities, public improvements, public services and economic development.

How were these needs determined?

These needs was determined by community meetings and through interaction with other customer services organizations in the City of Sumter.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

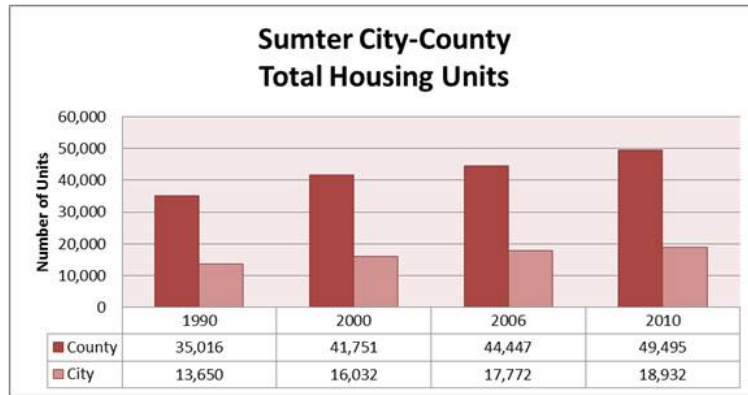
MA-05 Overview

Housing Market Analysis Overview:

The housing stock in Sumter City and County consists of 17,772 units and 44,447 units respectively. These numbers are based on the U.S. Census Bureau estimates for 2006.

Housing Projections are addressed in the 2030 Comprehensive Plan developed by the Sumter Planning Commission. The information discloses Sumter experienced a housing “boom” from the late 1990’s to 2006. In fact, since 2000, 8,829 new residential units have been constructed in the Sumter Community, including a high of 1,100 units in 2005. Most of the units can be found predominantly in the new subdivisions north and west of downtown Sumter.

Since 2006, the City and County have seen a sharp decline in the number of new residential housing permits. In 2007, 500 new residential units were constructed; 280 were built in 2008. The slowing marketplace can be attributed to many factors including the flat population growth, sagging job creation, developer speculation, and an oversupply of product. Moreover, the national mortgage crisis has made the availability of credit more difficult to attain for developers, builders, and buyers alike. The deteriorating state of housing is a concern. Many units are mobile with deteriorating value and appearance. The proposal is to make housing affordable for low-moderate-income citizens, as well as seniors and persons with special needs more affordable.



MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

State of the Local Economy

- The Sumter Metropolitan Statistical Area jumped a remarkable 101 spots in the 2013 “Best Cities for Job Growth” study.
- Continental Tire opened its doors for operation in Sumter, SC. Once phase one is at full capacity, the plant will employ 1,650 people, and will have reached \$500 million in investment.
- Downtown Sumter was named one of the “Ten Wonderful Small town Central Business Districts in the South” by Southern Business & Development Magazine.
- Sumter received honorable mention as “Most Livable Cities” from US Conference of Mayors.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	103	114	1	1	0
Arts, Entertainment, Accommodations	1,421	2,644	14	14	0
Construction	527	1,038	5	6	1
Education and Health Care Services	2,190	5,559	21	30	9
Finance, Insurance, and Real Estate	542	1,061	5	6	1
Information	130	231	1	1	0
Manufacturing	1,899	2,035	19	11	-8
Other Services	436	670	4	4	0
Professional, Scientific, Management Services	661	1,242	6	7	1
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	1,633	3,334	16	18	2
Transportation and Warehousing	311	307	3	2	-1
Wholesale Trade	383	332	4	2	-2
Total	10,236	18,567	--	--	--

Table 67 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	16,809
Civilian Employed Population 16 years and over	14,439
Unemployment Rate	14.10
Unemployment Rate for Ages 16-24	28.21
Unemployment Rate for Ages 25-65	8.38

Table 68 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,603
Farming, fisheries and forestry occupations	514
Service	1,828
Sales and office	3,243
Construction, extraction, maintenance and repair	910
Production, transportation and material moving	1,293

Table 69 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,371	83%
30-59 Minutes	1,825	11%
60 or More Minutes	940	6%
Total	16,136	100%

Table 70 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	761	311	1,193
High school graduate (includes equivalency)	3,042	633	1,224
Some college or Associate's degree	3,958	562	1,244
Bachelor's degree or higher	3,925	80	735

Table 71 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	108	93	105	367	808
9th to 12th grade, no diploma	829	529	439	732	818

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	1,903	1,407	1,168	2,465	1,782
Some college, no degree	1,984	1,590	1,073	2,003	997
Associate's degree	287	596	416	759	226
Bachelor's degree	182	1,059	782	1,491	703
Graduate or professional degree	0	272	519	1,065	508

Table 72 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,831
High school graduate (includes equivalency)	22,767
Some college or Associate's degree	28,658
Bachelor's degree	45,508
Graduate or professional degree	50,808

Table 73 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The major employment sectors are Education and Health Care Services, Manufacturing, retail trade and arts, entertainment, accommodations

Describe the workforce and infrastructure needs of the business community:

The workforce need of the major employment sectors of Sumter are more technical/skill trained employees especially in manufacturing sector. The education and health care services needs both more technical trained and more of workforce with degrees in the educational and medical field. Bottomline, there is currently more job openings than their qualified individual to fill them within the City of Sumter.

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

The City in partnership with , local manufacturing companies, CCTC, the County, the State are in the process of building a state of the arts facility specifically for manufacturing technical high skill training. This facility would serve as a continuous pipeline of a qualified workforce for all type of manufacturing facilities in the jurisdiction.

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

At the present it a slight mis match, but once the new training facility is full operational this should be a thing of the past

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

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

Yes

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

The City of Sumter 2030 Comprehensive Plan include the city CEDS

Discussion

MA-50 Needs and Market Analysis Discussion

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

The City of Sumter conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumter uses the majority of its CDBG funds for "direct benefit" housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for "area benefit" CDBG activities. The City uses over 80% of its annual CDBG funds on "area benefit" activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide. The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15.

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

As reflected in US Census Bureau, Census 2010 data above, several areas of minority concentration existed in the City NRSA in 2010. Particularly high concentrations of African-Americans were found in all locations: 91% Census tract 16, 98% Census tract 15, 82% Census tract 13, and 66.8% Census tract 11. These percentages compare with the City overall African-American population of 46.7%.

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

The housing market in the City NRSA are the worse in the City due to higher unemployment, lower income earned compared to other areas of the City, and in general these areas consist of the highest poverty areas within the City.

Very low-income residents (those with incomes at 50% or less of the area median) are experiencing an even greater cost burden by spending 60.2% of their wages on housing. This is compared to the State total of 54.9%. There is the need for more affordable housing units for very-low, low- and middle-income citizens. There is a need for Affordable Housing and Housing Repair for LMI citizens. Although the units are usually in a bad state of repair the owners are accustomed to living in their neighborhood and do not want to move to another neighborhood. Additionally, some property has been handed down through generations and there is a unique kind of attachment. Repairing these units makes sense to the City, and it is a good investment in the neighborhoods.

Are there any community assets in these areas/neighborhoods?

The City conducts the majority of all our citizens meetings in the NRSA, along with our Fair Housing and Housing month event, to keep citizens informed on different resources in the City to assist them. Additionally, all of the City of Sumter three HOPE Centers are located within the NRSA, along with County Resource Center being located within the NRSA. These Centers offer empowerment to all citizens within the NRSA and the City as a whole.

Are there other strategic opportunities in any of these areas?

The City five year goal is to develop Affordable Housing for LMI citizens, through housing repair and home ownership. The City will develop at least 2 affordable housing units if funding permit during this five year period. Additionally, The City of Sumter will also provide \$10,000 in down payment funds for up to 10 qualified clients that fall at 80% or below the median for purchasing new homes in the City of Sumter. Rehabilitation of five units each year for the next 5 years. The City will use HUD Program Proceeds for this program. CDBG funds can be used to repair houses for citizens whose income falls at 80% or below the median. Over 80% of rehabilitation program will be concentrated in the NRSA. The affordable housing and down payment assistance programs would concentrate on moving citizens out of the NSRA into more diverse neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

To develop Affordable Housing for LMI citizens, through housing repair and home ownership. The City will develop at least 2 affordable housing units if funding permit during this five year period. Additionally, The City of Sumter will also provide \$10,000 in down payment funds for up to 10 qualified clients that fall at 80% or below the median for purchasing new homes in the City of Sumter. Rehabilitation of five units each year for the next 5 years. The City will use HUD Program Proceeds for this program.

Strategy

Use CDBG funds can be used to repair houses for citizens whose income falls at 80% or below the median.

State and Federal funds will be used to afford LMI persons homeownership opportunities for persons whose incomes fall at 80% or below the median for the area.

Housing repair will provide an increase of the housing stock with number of units that are to code and the number of safe, decent and sanitary units for LMI citizens. CDBG funds will address this need.

Affordable Housing – Home Ownership

The City plans to build and sell 2 affordable houses to low-moderate income persons during the next 5 years. LMI persons whose income falls at 80% or below the median will be the group served. HOME funds will be used for construction, subsidy and some of the land acquisition. HOME funds will also be used for down payment and closing cost assistance.

The City's financial investment into the property is protected by a Deferred Loan Agreement. CDBG funds can be used to repair houses for citizens whose income falls at 80% or below the median.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 74 - Geographic Priority Areas

1	Area Name:	NRSA
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	6/1/1996
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15.
	Include specific housing and commercial characteristics of this target area.	For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 80% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA’s. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide. Housing within this target area based on the income of this area have a higher substandard rate than the rest of the City.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	All of the community meetings conducted by the staff is within the NRSA, so the City gets inputs on the
Identify the needs in this target area.		

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 80% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSAs. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide.

The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15.

As reflected in US Census Bureau, Census 2010 data above, several areas of minority concentration existed in the City NSA in 2010. Particularly high concentrations of African-Americans were found in all locations: 91% Census tract 16, 98% Census tract 15, 82% Census tract 13, and 66.8% Census tract 11. These percentages compare with the City overall African-American population of 46.7%.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 75 – Priority Needs Summary

1	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	NRSA
	Associated Goals	Public Housing Homeless Non - Homeless Special Needs
	Description	The need for more public facilities in LMA are always a problem, but in the last couple of years the City have made significant improvements
	Basis for Relative Priority	The need for more public facilities in LMA are always a problem, but in the last couple of years the City have made significant improvements.
2	Priority Need Name	Affordable Housing

Priority Level	High
Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals veterans Persons with HIV/AIDS Non-housing Community Development
Geographic Areas Affected	NRSA
Associated Goals	Affordable Housing Homeless Fair Housing HOPWA
Description	The need for affordable housing in LMA is a continuous problems due to the many barriers in these areas for individuals to acquire home ownership.
Basis for Relative Priority	With the income barrier and credit wortheness of citizens who live in NRSA affordable housing is an ongoing problem because the stricter requirement of mortgaga companies to finance homes.

Narrative (Optional)

Priority Non-housing Community Development Needs--Table 2b at appendices displays the need for public facilities, public improvements, public services and economic development.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Please see at appendices to the ConPlan the FY 2015 Council Approved CDBG Budget and Table 3Cs which have a breakdown of all the projects for year 1.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,929	0	0	285,929	0	

Table 76 - Anticipated Resources

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

Federal funds of \$20,000 for United Ministries minor rehab is match private funds from local churches within the jurisdiction which normally is a 3 to 1 match so for every one dollar of federal funds it is match by three dollars of private local church funds. Additionally, qualified church member provide free labor for the minor repair projects.

For the Youth Program allotted \$38,000, local businesses pays half of 20 youth hired and Federal funds are used to pay the other half of the minimum wage salary of youth hired.

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

The jurisdiction current lease out on a yearly basis for \$1 annually public owned property for Wateree AIDS Task Force to assist HIV/AIDS clients, Emanuel Soup Kitchen for feeding of the Homeless, United Ministries for financially assisting LMI citizen with needs and providing free medical service for LMI citizens--along with providing a bedding facility for the homeless.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Sumter	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	

Table 77 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Lead Agency for developing the Five- Year Consolidated Plan is the City of Sumter. The direct responsibility has been delegated to the Community Development Department.

Consultation and coordination with area agencies, organizations, citizens, low-income citizens, especially the homeless, elderly, handicapped and disabled was intentional.

The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

The plan is built around a strong institutional structure that has been in place for decades.

The City pledges its support in maintaining files for periodic monitoring and as an internal measuring stick, provides an annual monitoring itself in the form of the CAPER – Comprehensive Annual Performance and Evaluation Report.

The public expressed concern for housing, drainage, demolition, rehabilitation, and street paving issues during community meetings in preparation for the development of the Plan. The City pledges to step up its housing programs, housing repair, especially to provide more decent and sanitary housing for the elderly, disabled and LMI citizens.

Home Ownership is an important part of the Community Development Department’s initiative. Prospective homeowners will be encouraged to pursue the American Dream through the City’s Affordable Housing Program and the Down Payment Assistance Program. The City makes this a workable program with the use of HOME funds for down payment assistance. These programs has a housing counseling component as well as a port-home buyer follow-up program.

There are many income barriers to successful homeownership. The City hopes to tear down some of these barriers with training and orientation regarding credit issues and proper planning and budgeting for successful homeownership and retention.

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

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

Table 78 - Homeless Prevention Services Summary

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

Homeless prevention is one of the City's greatest challenges. Many homeless persons are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence has to be a process. Through the Eastern Carolina Homelessness Organization (ECHO) the City will work with member agencies to obtain funds for a continuum of care for the Sumter area that will be large enough to serve a large number of homeless individuals and families with children. The City has made progress in this area for HIV/AIDS homeless citizens through the agency Empowered Personal Care Home Health Alliance Inc.

The Economic Development component of the Community Development Department encompasses a wide range of initiatives. Money circulates throughout the community for insurance on new homes, taxes on repaired and new homes, and labor and materials for construction and repair of homes for LMI citizens, permit fees from contractors, hotel/motel accommodation for contractors and their workers plus food. The same can be said for Downtown Revitalization, Street Paving and Drainage and other projects.

The Anti-Poverty Strategy is an effort embedded in everything we do. Other agencies assist with implementation of programs such as Early Head Start, Regular Head Start, Success-By-Six, First steps, Youth Build and others. All of these programs have life skill components that cater to the entire family. Generations to come will benefit from the services, training and follow-through provided by these and other such programs.

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

Developmentally Disabled persons constitute a growing population. The rate of growth is unknown at this writing. The Disabilities and Special Needs Board report that there are currently 595 persons in Sumter County with disabilities. Their special needs are being serviced by that agency. They provide in institutional care, group housing and single unit housing.

Physically Handicapped persons need assessable housing. According to the 2000 Census there are 4,501 persons, age 21-64 years old, in the City of Sumter with disabilities. Of the 18,809 persons age 60 and above living in Sumter County, 1,951 are living with a self-care disability, 1951 with a physical

disability, 1951 with a sensory disability, 2045 with mental disability, and 398 are living in an institutional setting.

There is a shortage of supportive services and supportive housing for this subpopulation. Elderly housing units are available to a portion of this population. Persons age 62 and above with disabilities can be accommodated in elderly housing units.

Subpopulations

Included in this group are victims of domestic abuse, persons with HIV/AIDS, mentally ill, veterans, youth, victims of substance abuse, runaway children, and disabilities and special needs persons.

Domestic Abuse Victims (women) – Services are provided through the YWCA Shelter located inside the City Limits. Women are usually brought to the shelter by law enforcement personnel. Children are accommodated provided they are young enough. The YWCA provides a continuum of care for the women, which includes accompanying them to court and seeing to it they are safe from harm by their abusers.

Domestic Abuse Counselors, through dialogue and counseling services, get them to a place where they regain their self-esteem and create a new image of themselves. This program provides a continuum of care for the clients.

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

The structure in which the CDBG program will be carried out is within a council-manager form of government which was established in 1912. Sumter was the first in the US to successfully adopt this form of government.

With more than 500 City employees, including City Council members, the City of Sumter has leadership in place that not only promotes quality and responsive services, but one that permeates, involves and is

accessible to all staff levels. The Mayor is elected and the City Manager is the Chief Executive Officer. City Council hires the City Manager. There are currently 15 department directors. The City of Sumter shares with the County the benefit of several officers: Tax Collector, Property Appraiser, Clerk of Circuit Court, Planning Director, Auditor, Treasurer, and Supervisor of Elections. These officers maintain a high degree of operational integrity and autonomy.

Sumter is home to Shaw Air Force Base, a growing industrial base, the world famous Swan Lake Iris Gardens and a city population of 42,700. The City of Sumter is in the heart of the community with a total City and County population of 108,000. Sumter provides a home town feel with the conveniences of a large city.

Shaw Air Force Base was spared during the recent Base Realignment and Closure initiative. After the arrival of 3rd Army from Fort McPherson, Georgia to Shaw AFB, Sumter has experienced a gain in population. Due to the increase in population, there will be the need for additional housing and supportive services for service persons and their families. The school districts are prepared for the increase in students, and higher e

The City of Sumter is the seat of Sumter County and is the eighth largest metropolitan area in the state of South Carolina. Incorporated as Sumterville in 1845, the city's name was shortened to Sumter in 1855. It has grown and prospered from its early beginnings as a plantation settlement.

The city and county of Sumter bear the name of General Thomas Sumter, the "Fighting Gamecock" of the American Revolutionary War. His place in US history is secure as a patriot and military genius. General Sumter was one of the models for Mel Gibson's character in the 2000 movie, "The Patriot" along with Francis Marion and Andrew Pickens, also from South Carolina, and his service to his country continued for the duration of his long life.

In 1912 the City of Sumter became the first city in the United States to successfully adopt the council-manager form of government. It is still in effect today. Sumter's political leadership of elected officials in the form of a seven-member City Council headed by the Mayor, with the strong managerial experience of an appointed City Manager, who serves as the chief administrative and executive officer of the city.

Sumter is centrally located in the middle of South Carolina with the beautiful beaches in one direction and the Blue Ridge Mountains in the other.

The strength of the delivery system for services is the strong relationship established and maintained between service agencies and organizations, non-profits and the public housing authority.

Education administrators anticipated the increase in demand for adults wanting to further their education.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	NRSA	Affordable Housing		Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Public Housing	2015	2019	Public Housing	NRSA	Public Facilities		Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
3	Homeless	2015	2019	Homeless	NRSA	Public Facilities Affordable Housing		
4	Non - Homeless Special Needs	2015	2019	Non-Homeless Special Needs	NRSA	Public Facilities	CDBG: \$142,244	Homeowner Housing Rehabilitated: 30 Household Housing Unit
5	Economic Development	2015	2019	Non-Housing Community Development	NRSA		CDBG: \$38,000	Jobs created/retained: 40 Jobs
6	Fair Housing	2015	2019	Affordable Housing Public Housing		Affordable Housing	CDBG: \$2,400	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Demolition	2015	2019	Non-Housing Community Development			CDBG: \$25,000	Buildings Demolished: 10 Buildings
8	Anti Poverty	2015	2019	Anti Poverty				
9	HOPWA	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing	CDBG: \$1,800	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted

Table 79 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City plans to build and sell 2 affordable houses to low-moderate income persons during the next 5 years. LMI persons whose income falls at 80% or below the median will be the group served. HOME funds will be used for construction, subsidy and some of the land acquisition. HOME funds will also be used for down payment and closing cost assistance. The City's financial investment into the property is protected by a Deferred Loan Agreement.

2	Goal Name	Public Housing
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<p>Goal Description</p>	<p>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 Authority is committed to operating in an efficient, ethical and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission. The Authority is currently at ninety-nine percent of the utilization of allocation with the Housing Choice Voucher program. This program was a high performing agency for 2013 with the expectation of High Performer status for 2014. With the anticipation of the removal of Housing Quality Standards as the minimum inspection standard and increase to the Uniform Physical Inspection Standards in 2015, we expect it will have a detrimental impact on housing currently utilized through the voucher program. Currently, the agency is working with Veteran Affairs and the Columbia Housing Authority to administer the five VASH Vouchers for the Sumter jurisdiction. At present, we have one VASH voucher family leased with three with vouchers to obtain housing. The Authority is working on creating a web page which will include the opportunity for online applications when programs have an open application process. This program was a high performing agency for 2013 with the expectation of High Performer status in 2014. The Authority has determined the modified scattered site process is the most effective for the location and size of the Public Housing Authority. Renovations to the Administrative Building, to improve the professional flow for the operation, should be completed early 2016. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, the Housing Authority of the City of Sumter will make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. The Housing Authority of the City of Sumter provides a quality resource of affordable housing in the Sumter community. Not only are the affordable housing resources limited, but the economic condition and with the loss of industry in the community, affordable housing and housing financial assistance is a growing population in the Authority's jurisdiction. The Authority strives every day of operation to provide quality, affordable housing to the Sumter community. We also have strong partnerships that are utilized as a way to help our families achieve self-sufficiency and improve the quality of their lives. The Authority has elected to continue contracting with an outside source to conduct a Physical Standards inspection to strengthen quality standards. Consideration of obtaining vacant lots adjacent to Public Housing has become one of the Authority's strategic plans for 2015. Physical conditions inspection of Public Housing includes responsibility of curb appeal! The deduction of points from scoring was appealed for fencing not owed by the Authority. The overall goal is to have the staff trained and capable of obtaining efficient, effective and professional quality services at every level in the agency.</p> <p>Consolidated Plan</p> <p>SUMTER</p> <p>239</p>
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3	Goal Name	Homeless
	Goal Description	<p>The Five Year Goal – Provide more transitional housing and supportive services for the homeless. The plan is to work with existing agencies and organizations including non-profits to access funds to develop programs and services for the homeless and eventually have a continuum of care service.</p> <p>Strategy</p> <p>Do site visits where homeless persons congregate. Staff will perform needs assessment and coordinate and collaborate with existing agencies to get the medical, social and housing needs met by locating the service for the homeless and letting them know where and how to access these services.</p> <p>Additionally staff will work with ECHO to provide technical assistance to non-profits, faith based organizations, government agencies and private citizens that seek opportunities for funding to establish homeless initiatives. Provide grant writing technical assistance upon request.</p> <p>Additional Information</p> <p>The City of Sumter has fostered a partnership between the ECHO and the Consultant for HMIS (Homeless Management Information System) installed the system at United Ministries of Sumter County.</p>

4	Goal Name	Non - Homeless Special Needs
	Goal Description	<p>The City of Sumter will rehabilitate 5 houses each program year. We will use both CDBG Funds for all of them. CDBG funds can be used for persons whose income fall at 80% or below of the area median.</p> <p>Strategy</p> <p>Continue working with the use CDBG funds to augment the process so that at least 5 homeowners will benefit from housing repair this program year.</p> <p>Other priority needs already identified are homeless services, affordable housing development, job training and employment opportunities and preservation of historic properties both commercial and residential.</p>

5	Goal Name	Economic Development
	Goal Description	<p>The City proposes to develop summer jobs for youth who are in high school. The program will benefit local businesses, the students and their families. The City of Sumter will operate two Summer Youth Employment Programs again this year. There will be fewer slots; however, we want to get the word out for fairness and equity in providing the opportunity to all interested students who qualify for the programs.</p> <p>The Sumter Youth Corps Program will accommodate students 14-15 years of age from low-to-moderate-income families. These children will work in City Government helping to maintain city parks, city playgrounds, city housing projects and neighborhoods. We will have 20 slots for this program each year.</p> <p>The Summer Youth Employment Co-Op Program will accommodate students 16 years of age through high school from low to moderate income families. They will be employed by local businesses. We will have 20 slots for this program each year.</p> <p>The City will provide orientation and training for the students. Participation in the orientation and training is mandatory. Contractors benefit from the housing development and housing repair programs along with local businesses that provide materials for sale.</p> <p>Job training and retention is paramount in economic development. LMI citizens should have access to jobs and trained in how to become self-reliant without the aid of government subsidized programs.</p> <p>The Employment Security Commission One-Stop Center helps persons who have been laid off in accessing appropriate benefits that include unemployment. Training is available through the local educational institutions such as Adult Education, Central Carolina Technical College, and the other 3 local 4-year colleges, one of which is on Shaw Air Force Base.</p>
6	Goal Name	Fair Housing
	Goal Description	Decrease violations of any discrimination in housing by educating citizens.
7	Goal Name	Demolition
	Goal Description	Demolish unsightly housing and building structures which have been condemned or deemed substandard for human inhabitancy

8	Goal Name	Anti Poverty
	Goal Description	The Anti-Poverty Strategy is an effort embedded in everything we do. Other agencies assist with implementation of programs such as Early Head Start, Regular Head Start, Success-By-Six, First steps, Youth Build and others. All of these programs have life skill components that cater to the entire family. Generations to come will benefit from the services, training and follow-through provided by these and other such programs.
9	Goal Name	HOPWA
	Goal Description	Housing Opportunities for People with Aids is a much needed program for Sumter. A group of interested citizens birth a new initiative forming the agency Empowered Personal Care Home Health Alliance Inc., which provides housing, working skills training, and a continuum of care for the clientele. The spread of HIV/AIDS in the Sumter area is being maintained due to the partnership of WATF and the City of Sumter. Recent statistics rank Sumter #4 in HIV and #3 AIDS infections in the State, with 370 cases of AIDS and 660 cases of HIV, cumulative through December 2014. Additionally, out of the total cases there have been 401 deaths. During the calendar year of 2014, 23 new HIV cases and 16 cases of AIDS was diagnosed.

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

Five Year Goal -- To develop Affordable Housing for LMI citizens, through housing repair and home ownership. The City will develop at least 2 affordable housing units if funding permit during this five year period. Additionally, The City of Sumter will also provide \$10,000 in down payment funds for up to 10 qualified clients that fall at 80% or below the median for purchasing new homes in the City of Sumter. Rehabilitation of five units each year for the next 5 years. The City will use HUD Program Proceeds for this program.

CDBG funds can be used to repair houses for citizens whose income falls at 80% or below the median.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

Local Health Department officials tell us that the Health Child Program is no longer at their clinic. Local physicians, especially pediatric clinics test children for lead levels in the blood. The case is referred to the local Health Department for follow-up if a child is tested positive for lead. The Health Department trains the family how to keep the environment safe from lead and teaches the parents how to keep their child(ren) in the care of a physician until the lead levels are in a safe zone.

During Housing Repair, the City will insure that abatement or encapsulation will take place by the contractor when lead is present. If the regular contractor does not have the proper tools or equipment to work the job and/or if he/she is not certified to do lead-based paint construction work, he/she will sub-contract this part of the work out to someone else who is certified to do lead-based paint work.

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

The action above is integrated into our housing rehab program because all houses built prior to 1978 must have a lead inspection prior to any repair work being done. Additionally, once identified with lead the contractor have to be a lead certified contractor to remove the lead.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

The City of Sumter will work closely with other agencies and organizations to establish and maintain programs and policies to the benefit of persons living below the poverty level. The needs will be assessed and programs implemented and operated for persons from various walks of life, for example, the elderly, disabled, children, homeless, chronically homeless and the working poor.

According to the Census data and CHAS tabulations the percent of owner households below the poverty level is 15.8% in the state of South Carolina, compared to 21.1% in Sumter. With The recent job losses in Sumter the poverty level may rise for a period of time until laid off persons secure replacement jobs. It is suggested that with new jobs in manufacturing in the area the pay rate of Sumter should increase immensely.

The following initiatives are in place. These initiatives will contribute to reduction in the number of poverty level families:

- Family Self-sufficiency (Sumter Housing Authority)

- Head Start for children 3, 4 and 5 years old (parenting component)

- Early Head Start for children ages 0-3 years old (parenting component)

- Local Programs such as After School Programs, Boy and Girl Scout, 4-H

Clubs, etc.

Workforce Development Initiatives through Job Service One-Stop Employment Office

First Steps (school readiness)

Success By Six (school readiness)

Teen Pregnancy Prevention programs (through YMCA, United Way, local churches, etc.)

Section 3 (contracting jobs that apply and through the City Summer Youth programs

Youth Build (through South Sumter Resource Center funded by SC Association of Community Development Corporations)

SC Vocational Rehabilitation Department*

Disabilities and Special Needs*

*Entities that have work components that enable persons with special needs to become employable.

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

The City of Sumter poverty reducing programs has afforded some previous section 8 citizens to be affordable housing homeowners.

SP-80 Monitoring - 91.230

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

The City will maintain its files in an orderly fashion so that all transactions can be traced. Contractors will be encouraged to comply with guidelines and recipients will be encouraged to disclose information that is accurate and current when required. Staff will keep abreast of existing and new policies and procedures so that all work will be in compliance with HUD's rules and regulations.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Please see at appendices to the ConPlan the FY 2015 Council Approved CDBG Budget and Table 3Cs which have a breakdown of all the projects for year 1.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,929	0	0	285,929	0	

Table 80 - Expected Resources – Priority Table

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

Federal funds of \$20,000 for United Ministries minor rehab is match private funds from local churches within the jurisdiction which normally is a

3 to 1 match so for every one dollar of federal funds it is match by three dollars of private local church funds. Additionally, qualified church member provide free labor for the minor repair projects.

For the Youth Program allotted \$38,000, local businesses pays half of 20 youth hired and Federal funds are used to pay the other half of the minimum wage salary of youth hired.

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

The jurisdiction current lease out on a yearly basis for \$1 annually public owned property for Wateree AIDS Task Force to assist HIV/AIDS clients, Emanuel Soup Kitchen for feeding of the Homeless, United Ministries for financially assisting LMI citizen with needs and providing free medical service for LMI citizens--along with providing a bedding facility for the homeless.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Demolition	2015	2019	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$25,000	Buildings Demolished: 10 Buildings
3	Non - Homeless Special Needs	2015	2019	Non-Homeless Special Needs	NRSA	Affordable Housing	CDBG: \$1,700	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
4	Economic Development	2015	2019	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$38,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
5	HOPWA	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	NRSA	Public Facilities Affordable Housing	CDBG: \$1,800	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
6	Fair Housing	2015	2019	Affordable Housing Public Housing	NRSA	Affordable Housing	CDBG: \$57,185	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing	2015	2019	Affordable Housing	NRSA	Affordable Housing	CDBG: \$162,244	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 14 Households Assisted

Table 81 – Goals Summary

Goal Descriptions

1	Goal Name	Demolition
	Goal Description	Demolish 10 unsightly housing or building structures which have been condemned and deemed substandard for human
3	Goal Name	Non - Homeless Special Needs
	Goal Description	Provide a grant to Wateree Aids Task Force to provide prescription, utility, rent, mortgage and educational assistance for HIV/AIDS LMC within the City Limits. Provide a grant for YMCA Youth Services for them to provide mentoring, educational, life skills and work skills programs during the summer for several LMI youth.

4	Goal Name	Economic Development
	Goal Description	The Economic Development component of the Community Development Department encompasses a wide range of initiatives. Money circulates throughout the community for insurance on new homes, taxes on repaired and new homes, and labor and materials for construction and repair of homes for LMI citizens, permit fees from contractors, hotel/motel accommodation for contractors and their workers plus food. The same can be said for Downtown Revitalization, Street Paving and Drainage and other projects
5	Goal Name	HOPWA
	Goal Description	Housing Opportunities for People with Aids is a much needed program for Sumter. A group of interested citizens birth a new initiative forming the agency Empowered Personal Care Home Health Alliance Inc., which provides housing, working skills training, and a continuum of care for the clientele. The spread of HIV/AIDS in the Sumter area is being maintained due to the partnership of WATF and the City of Sumter. Recent statistics rank Sumter #4 in HIV and #3 AIDS infections in the State, with 370 cases of AIDS and 660 cases of HIV, cumulative through December 2014. Additionally, out of the total cases there have been 401 deaths. During the calendar year of 2014, 23 new HIV cases and 16 cases of AIDS was diagnosed.
6	Goal Name	Fair Housing
	Goal Description	Staff will educate citizens throughout the Jurisdiction on any discrimination in housing.
7	Goal Name	Affordable Housing
	Goal Description	Provide full and minor rehabilitation via Grant to enable LMI citizens to remain in there homes and to make the homes sanitary, safe, decent living environment.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Sumter FY 2015 Council approved projects is listed below

#	Project Name
1	WATF
2	Housing Repair
3	Demolition
4	Administration
5	United Ministries Housing Repair
6	Summer Youth Employment
7	YMCA Youth Services

Table 82 – Project Information

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

The allocation priorities was determine by City Council after receiving both public comments from citizens and inputs from other agencies

AP-38 Project Summary

Project Summary Information

1	Project Name	WATF
	Target Area	NRSA
	Goals Supported	HOPWA
	Needs Addressed	Public Facilities Affordable Housing
	Funding	CDBG: \$1,800
	Description	Provide prescription, utility, rent, mortgage and educational assistance to HIV/AIDS LMC within the City Limits
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Housing Repair
	Target Area	NRSA
	Goals Supported	Economic Development Fair Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$142,244

	Description	Provide grants to LMI citizens for housing repair inside the city limits.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Demolition
	Target Area	NRSA
	Goals Supported	Demolition
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$25,000
	Description	Demolish unsightly housing and building structures which have been condemned and deemed substandard for human inhabitancy
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Administration
	Target Area	NRSA
	Goals Supported	Non - Homeless Special Needs Economic Development Fair Housing

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$57,185
	Description	Provide staff for the proper administration of the CDBG Program
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	United Ministries Housing Repair
	Target Area	NRSA
	Goals Supported	Fair Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	Provid grant to United Ministries to make minor housing repairs for LMI citizens inside the city limits.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Summer Youth Employment
	Target Area	NRSA
	Goals Supported	Economic Development

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$38,000
	Description	Provide employment for a total of 40 LMI youth who live within the City Limits
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	YMCA Youth Services
	Target Area	NRSA
	Goals Supported	Non - Homeless Special Needs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,700
	Description	Provide a grant to the YMCA to provide mentoring, educational, life skills, and work skills programs during the summer for several youth
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 80% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSAs. The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15.

Geographic Distribution

Target Area	Percentage of Funds
NRSA	80

Table 83 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As reflected in US Census Bureau, Census 2010 data, several areas of minority concentration existed in the City NSA in 2010. Particularly high concentrations of African-Americans were found in all locations: 91% Census tract 16, 98% Census tract 15, 82% Census tract 13, and 66.8% Census tract 11. These percentages compare with the City overall African-American population of 46.7%.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Sumter conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumter uses the majority of its CDBG funds for “direct benefit” housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.

Actions planned to address obstacles to meeting underserved needs

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 80% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide.

The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15. The City will continue to make these census tracts a focal point for CDBG funding due to the fact they have the most underserved needs in the City.

Actions planned to foster and maintain affordable housing

One-Year Goal -- To develop Affordable Housing for LMI citizens, through housing repair and home ownership. The City will develop one affordable housing unit in 2015 and rehabilitate five units in 2015. The City will use HUD Program Proceeds for these programs. CDBG funds will be used to repair houses for citizens whose income falls at 80% or below the median.

Housing repair will provide an increase of the housing stock with number of units that are to code and the number of safe, decent and sanitary units for LMI citizens. State Housing Trust Funds and CDBG Funds will be used to address this need.

Affordable Housing – Home Ownership

The City plans to build and sell 1 affordable house to low-moderate income person during this fiscal year. LMI persons whose income falls at 80% or below the median will be the group served.

Actions planned to reduce lead-based paint hazards

Local Health Department officials tell us that the Health Child Program is no longer at their clinic. Local physicians, especially pediatric clinics test children for lead levels in the blood. The case is referred to the local Health Department for follow-up if a child is tested positive for lead. The Health Department trains the family how to keep the environment safe from lead and teaches the parents how to keep their child(ren) in the care of a physician until the lead levels are in a safe zone.

During Housing Repair, the City will insure that abatement or encapsulation will take place by the contractor when lead is present. If the regular contractor does not have the proper tools or equipment to work the job and/or if he/she is not certified to do lead-based paint construction work, he/she will sub-contract this part of the work out to someone else who is certified to do lead-based paint work.

The above process will decrease the number of housing units that belong to extremely low-income, low-income and moderate-income families living in housing units with lead-based paint.

Actions planned to reduce the number of poverty-level families

One Year Goal: Those persons who are laid off should continue to work closely with the Employment Security Commission (One-Stop Job Service) to prepare for re-employment and benefits associated with their specific lay-offs. (Note: some companies offer various benefits and the government offers certain types of benefits.)

Strategy

The City of Sumter will work with Employment Security Commission to reduce the number of persons who are unemployed due to lay-offs. Market the Youth Employment Program among this group of persons to encourage those who live inside the City Limits to have their children apply for and obtain summer jobs.

To work with those who may want homeownership to apply for an affordable house with the City while their income is low enough to qualify for the program. The City of Sumter will work aggressively to reduce the number of individuals and families living in poverty by cooperating and coordinating with other organizations and agencies to access services appropriate for individual and family needs. Special efforts will be made to reduce the number of persons whose income is below the poverty level. Supportive services provided by local service providers and employment opportunities along with training and technical assistance provided by the local Job Service Office are other means in process to raise local residents' income above the poverty level provided their training and experience is adequate for jobs that pay wages above the poverty level. A network of agencies, The Interagency Council, will

continue to convene and share information about programs and services that are available so that service workers can do diligence in disseminating information and referrals to poverty level individuals and families.

The following initiatives are in place. These initiatives will contribute to reduction in the number of poverty level families:

Family Self-sufficiency (Sumter Housing Authority)

- Head Start for children 3, 4 and 5 years old (parenting component)
- Early Head Start for children ages 0-3 years old (parenting component)
- Local Programs such as After School Programs, Boy and Girl Scout, 4-H Clubs, etc.
- Workforce Development Initiatives through Job Service One-Stop Employment Office
- First Steps (school readiness program)
- Success By Six (school readiness program)
- Teen Pregnancy Prevention programs (through YWCA, United Way, etc.)
- Section 3 (encouraging contractors to comply by employing local LMI persons)
- Youth Build (job training for high school drop outs through South Sumter Resource Center). Center awaits renewal of grant at this writing.
- IDA (Individual Development Account) 3-1 Savings Accounts through (South Sumter Resource Center funded by SC

Association of Community Development Corporations)

- SC Vocational Rehabilitation Department*
- Disabilities and Special Needs*

*Entities that have work components that enable persons with special needs to become employable

Actions planned to develop institutional structure

The structure in which the CDBG program will be carried out is within a council-manager form of government which was established in 1912. Sumter was the first in the United States to successfully adopt this form of government.

With more than 500 City employees, including City Council members, the City of Sumter has leadership

in place that not only promotes quality and responsive services, but one that permeates, involves and is accessible to all staff levels. The Mayor is elected and the City Manager is the Chief Executive Officer. City Council hires the City Manager. There are currently 15 department directors. The City of Sumter shares with the County the benefit of several officers: Tax Collector, Property Appraiser, Clerk of Circuit Court, Planning Director, Auditor, Treasurer, and Supervisor of Elections. These officers maintain a high degree of operational integrity and autonomy.

Sumter is home to Shaw Air Force Base, a growing industrial base, the world famous Swan Lake Iris Gardens and a city population of 42,700. The City of Sumter is in the heart of the community with a total City and County population of 108,000. Sumter provides a home town feel with the conveniences of a large city.

The City of Sumter continues the redevelopment of its downtown through an aggressive Downtown Development initiative. Because of its historic significance, many of the structures are, and will be revitalized in a way that they do not lose their historical significance. A multi-million dollar streetscape project has been completed as well as total renovations of five public parking lots in the City Business District (CBD). Decorative cross-arms and buried utility lines have been installed at nine of the eighteen downtown intersections. Underground utility work and the installation of new sidewalks, a newly paved road with stamped crosswalks, curbing, and landscaping and irrigation was completed in 2012 on West Liberty Street from Sumter Street to Main Street, and in 2014 the same is planned for the East Liberty corridor of the CBD.

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

6. The local Housing Authority has a Resident Services Program dedicated to empowering the residents in the community to develop goals and encourage them with support and resources to achieve goals. Resident Service programs are only as supportive as their primary resource, the community partnerships. The participation of the City's Community Development office is an essential member of the partnership through the natural progression of empowerment and education. Community Service has allowed Public Housing clients the opportunity to work with community leaders and management to become oriented to housing opportunities through the various affordable housing programs in the community. Programs currently available to our residents include budget classes, housekeeping classes, parent educators and computer and GED classes.
7. City staff on a continual basis maintain contact with all social service agencies and the public and private housing agencies to try to accommodate the underserved citizens and through a joint effort help our customers as much as possible.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	5
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name neighborhood planning study for Maplebrook
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
2	Data Source Name US Census 2010
	List the name of the organization or individual who originated the data set. US Census Bureau, please see appendice to ConPlan
	Provide a brief summary of the data set. The data reflected in US Census Bureau, Census 2010 data, several areas of minority concentration existed in the City NRSA in 2010. Particularly high concentrations of African-Americans were found in all locations: 91% Census tract 16, 98% Census tract 15, 82% Census tract 13, and 66.8% Census tract 11. These percentages compare with the City overall African-American population of 46.7%. It also shows a disparity of household income in these Census tracts compared to the rest of the City.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.

	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
3	<p>Data Source Name Sumter City and County Comprehensive Plan 2030</p>
	<p>List the name of the organization or individual who originated the data set. The Sumter City and County Planning Office compile this data on an as needed basis but normally every ten years. In the Consolidated Plan I used the Housing Portion which I will attach here</p>
	<p>Provide a brief summary of the data set. The data Set give you a breakdown of the Housing Situation in Sumter County. Data Can be reviewed at the following url: http://www.sumtersc.gov/comprehensive-plan.aspx</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)? Complete but ongoing</p>
4	<p>Data Source Name Statistical Abstract of South Carolina</p>
	<p>List the name of the organization or individual who originated the data set. State of South Carolina. The url for this data is at: http://www.sciway.net/statistics/</p>
	<p>Provide a brief summary of the data set. The Data set consists of data from several sources including the US Census 2010, Department of Labor, and local municipality inputs.</p>
	<p>What was the purpose for developing this data set?</p>

	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.