

COMMITTEE / COUNCIL AGENDA

TO: John J. Tecklenburg, Mayor

FROM: Geona Shaw Johnson **DEPT.** Housing & Community Dev

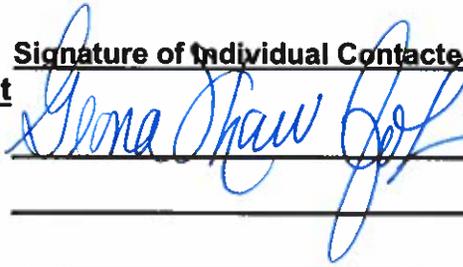
SUBJECT: SUBSTANTIAL AMENDMENT TO THE 2015-2020 CONSOLIDATED PLAN DUE TO COVID 19

REQUEST: Mayor and City Council are requested to approve an Amendment to the 2015-2020 Consolidated Plan for the purpose of reallocating \$40,000 in Community Development Block Grant (CDBG) funding from the 2017-2018 Rehabilitation Program line item. The purpose of the amendment is to provide funding for

Public services and temporary living quarters (hotels) for persons who are homeless/vulnerable and are required to Self-Isolate or Self-Quarantine due to COVID-19.

COMMITTEE OF COUNCIL: Ways and Means **DATE:** March 26, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews) Community Development Committee of City Council – Meeting held Thursday, March 27, 2020

	Yes	N/A	Signature of Individual Contacted	
Housing & Cmty Deve	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Corporation Counsel	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

FUNDING: Was funding previously approved? Yes No N/A

If yes, provide the following: Organization Key _____ Account # _____

Balance in Account \$ 40K Amount needed for this item \$40K

NEED: Identify any critical time constraint(s).

CFO's Signature: _____

FISCAL IMPACT:

Mayor's Signature: _____

John J. Tecklenburg, Mayor

ORIGINATING OFFICE PLEASE NOTE: A FULLY STAFFED/APPROVED (except Mayor's Signature) PACKAGE IS DUE IN THE CLERK OF COUNCIL'S OFFICE NO LATER THAN 10:00AM THE DAY OF THE CLERK'S AGENDA MEETING.

Quick Guide to CDBG Eligible Activities to Support Infectious Disease Response

March 19, 2020

Grantees should coordinate with local health authorities before undertaking any activity to support state or local pandemic response. Grantees may use Community Development Block Grant (CDBG) funds for a range of eligible activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19).

Examples of Eligible Activities to Support Infectious Disease Response

<i>For more information, refer to applicable sections of the Housing and Community Development Act of 1974 (for State CDBG Grantees) and CDBG regulations (for Entitlement CDBG grantees).</i>	
Buildings and Improvements, Including Public Facilities	
Acquisition, construction, reconstruction, or installation of public works, facilities, and site or other improvements. <i>See section 105(a)(2) (42 U.S.C. 5305(a)(2)); 24 CFR 570.201(c).</i>	Construct a facility for testing, diagnosis, or treatment.
	Rehabilitate a community facility to establish an infectious disease treatment clinic.
	Acquire and rehabilitate, or construct, a group living facility that may be used to centralize patients undergoing treatment.
Rehabilitation of buildings and improvements (including interim assistance). <i>See section 105(a)(4) (42 U.S.C. 5305(a)(4)); 24 CFR 570.201(f); 570.202(b).</i>	Rehabilitate a commercial building or closed school building to establish an infectious disease treatment clinic, e.g., by replacing the HVAC system.
	Acquire, and quickly rehabilitate (if necessary) a motel or hotel building to expand capacity of hospitals to accommodate isolation of patients during recovery.
	Make interim improvements to private properties to enable an individual patient to remain quarantined on a temporary basis.
Assistance to Businesses, including Special Economic Development Assistance	
Provision of assistance to private, for-profit entities, when appropriate to carry out an economic development project. <i>See section 105(a)(17) (42 U.S.C. 5305(a)(17)); 24 CFR 570.203(b).</i>	Provide grants or loans to support new businesses or business expansion to create jobs and manufacture medical supplies necessary to respond to infectious disease.
	Avoid job loss caused by business closures related to social distancing by providing short-term working capital assistance to small businesses to enable retention of jobs held by <u>low- and moderate-income persons</u> .
Provision of assistance to microenterprises. <i>See section 105(a)(22) (42 U.S.C. 5305(a)(22)); 24 CFR 570.201(a).</i>	Provide technical assistance, grants, loans, and other financial assistance to establish, stabilize, and expand microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine.

Public Services (Capped at 15 Percent of the Grant, With Some Exceptions)¹	
Provision of new or quantifiably increased public services. <i>See section 105(a)(8) (42 U.S.C. 5305(a)(8)); 24 CFR 570.201(e).</i>	Carry out job training to expand the pool of health care workers and technicians that are available to treat disease within a community.
	Provide testing, diagnosis or other services at a fixed or mobile location.
	Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities.
	Provide equipment, supplies, and materials necessary to carry-out a public service.
	Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.
Planning, Capacity Building, and Technical Assistance	
States only: Planning grants and planning only grants. <i>See section 105(a)(12).</i>	Grant funds to units of general local government may be used for planning activities in conjunction with an activity, they may also be used for planning only as an activity. These activities must meet or demonstrate that they would meet a national objective. These activities are subject to the State's 20 percent administration, planning and technical assistance cap.
States only: use a part of to support TA and capacity building. <i>See section 106(d)(5) (42 U.S.C. 5306(d)(5)).</i>	Grant funds to units of general local government to hire technical assistance providers to deliver CDBG training to new subrecipients and local government departments that are administering CDBG funds for the first time to assist with infectious disease response. This activity is subject to the State's 3 percent administration, planning and technical assistance cap.
Entitlement only. data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans. <i>See 24 CFR 570.205.</i>	Gather data and develop non-project specific emergency infectious disease response plans.

Planning Considerations

Infectious disease response conditions rapidly evolve and may require changes to the planned use of funds:

- CDBG grantees must amend their Consolidated Annual Action Plan when there is a change to the allocation priorities or method of distribution of funds; an addition of an activity not described in the plan; or a change to the purpose, scope, location, or beneficiaries of an activity (24 CFR 91.505).
- If the changes meet the criteria for a "substantial amendment" in the grantee's citizen participation plan, the grantee must follow its citizen participation process for amendments (24 CFR 91.105 and 91.115).

Resources

The Department has technical assistance providers that may be available to assist grantees in their implementation of CDBG Funds for activities to prevent or respond to the spread of infectious disease. Please contact your local CPD Field Office Director to request technical assistance from HUD staff or a TA provider.

- Submit your questions to: CPDQuestionsAnswered@hud.gov
- COVID-19 ("Coronavirus") Information and Resources: <https://www.hud.gov/coronavirus>
- CPD Program Guidance and Training: <https://www.hudexchange.info/program-support/>

¹ Section 105(a)(8) of the Housing and Community Development Act of 1974, provides a different percentage cap for some grantees.



JOHN J. TECKLENBURG
MAYOR

GEONA SHAW JOHNSON
DIRECTOR

City of Charleston
South Carolina

Department of Housing and Community Development

March 25, 2020

Mr. Bradley Evatt, Director
Community Planning and Development Division
U.S. Department of Housing & Urban Development
Strom Thurmond Federal Building
1835-45 Assembly Street
Columbia, South Carolina 29201-2480

Dear Brad:

The City has been met with a number of challenges while facing the COVID-19 Pandemic and we have seen a great need arise for the programs that we implement through funding from the Department of HUD. It is affecting the most vulnerable populations in our community. Therefore, we are proposing to re-allocate \$40,000 in CDBG funds from the City's 2017-18 allocation for temporary housing for persons affected by the COVID-19 pandemic, primarily homeless persons.

This action is a Substantial Amendment per our Citizen Participation Plan and requires the City to provide a public notice and receive public comments for 15 days. In the essence of time and the dire need of our citizens, I am writing to request a waiver of the public notice and comment period and move forward with the Mayor's and City Council approval.

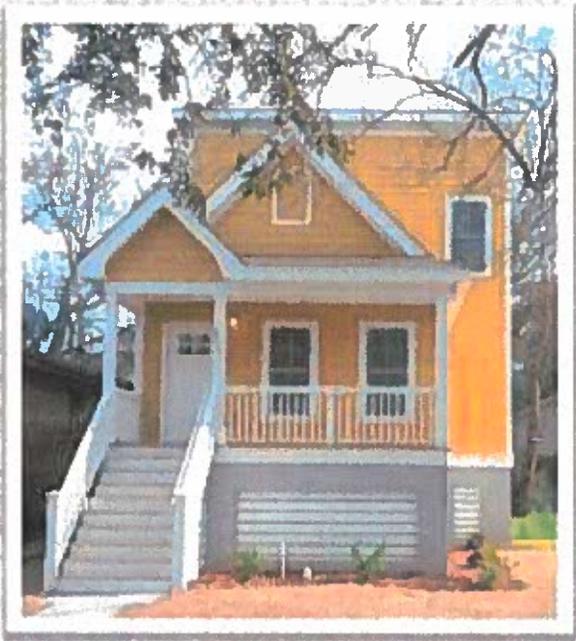
Thank you for your continued support of the City of Charleston's programs. Should you have any further questions regarding our request please contact me 843-724-3768 or johnsong@charleston-sc.gov.

Sincerely,

Geona Shaw Johnson, Director
Department of Housing and Community Development

GSJ: aj

Copy to: Mayor John J. Tecklenburg
Andrea Jones



Pictured: 2311 Delano Street Before (Left) & After (Right) & below City Representatives and Community Partners at the 711 King Street Ribbon Cutting



**CITY OF
CHARLESTON**

2015 CONSOLIDATED PLAN

**Respectfully submitted to the Department of Housing and Urban Development
The Honorable Joseph P. Riley, Jr., Mayor
Geona Shaw Johnson, Director
City of Charleston Department of Housing and Community Development
145 King Street, Suite 400 Charleston, SC 29401**

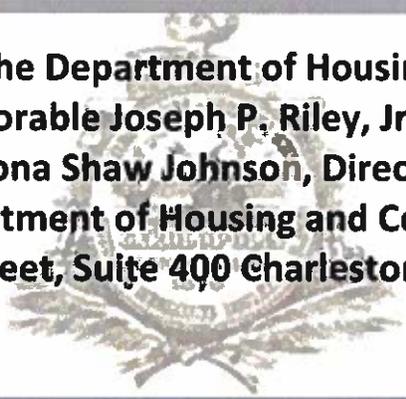


Table of Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	5
The Process	9
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	9
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	10
PR-15 Citizen Participation.....	13
Needs Assessment	23
NA-05 Overview	23
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	24
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	51
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	55
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	60
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	61
NA-35 Public Housing – 91.205(b)	62
NA-40 Homeless Needs Assessment – 91.205(c).....	67
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	72
NA-50 Non-Housing Community Development Needs – 91.215 (f)	77
Housing Market Analysis.....	78
MA-05 Overview	78
MA-10 Number of Housing Units – 91.210(a) & (b)(2)	79
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	85
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	95
MA-25 Public and Assisted Housing – 91.210(b)	103
MA-30 Homeless Facilities and Services – 91.210(c)	109
MA-35 Special Needs Facilities and Services – 91.210(d).....	111
MA-40 Barriers to Affordable Housing – 91.210(e).....	114

MA-45 Non-Housing Community Development Assets – 91.215 (f)	115
MA-50 Needs and Market Analysis Discussion.....	125
Strategic Plan	132
SP-05 Overview	132
SP-10 Geographic Priorities – 91.215 (a)(1).....	133
SP-25 Priority Needs - 91.215(a)(2).....	134
SP-30 Influence of Market Conditions – 91.215 (b).....	138
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	139
SP-40 Institutional Delivery Structure – 91.215(k)	143
SP-45 Goals Summary – 91.215(a)(4)	148
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	156
SP-55 Barriers to affordable housing – 91.215(h).....	157
SP-60 Homelessness Strategy – 91.215(d).....	159
SP-65 Lead based paint Hazards – 91.215(i).....	161
SP-70 Anti-Poverty Strategy – 91.215(j)	162
SP-80 Monitoring – 91.230	163
Expected Resources	165
AP-15 Expected Resources – 91.220(c)(1,2)	165
Annual Goals and Objectives	169
AP-20 Annual Goals and Objectives.....	169
AP-35 Projects – 91.220(d)	176
AP-50 Geographic Distribution – 91.220(f).....	187
AP-55 Affordable Housing – 91.220(g)	188
AP-60 Public Housing – 91.220(h).....	190
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	191
AP-70 HOPWA Goals - 91.220 (l)(3)	192

AP-75 Barriers to affordable housing – 91.220(j) 193

AP-85 Other Actions – 91.220(k) 194

Program Specific Requirements..... 196

 AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 196

Appendix - Citizen Participation Comments 200

Executive Summary

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

The City of Charleston has received grant awards through the United States Department of Housing and Urban Development (HUD) as an Entitlement City since 1975. An Entitlement City is a designation provided by HUD indicating certain conditions exist that warrant an allocation of funding from the federal government. The funding received was sought through the encouragement of Mayor Joseph P. Riley, Jr. The federal awards obtained by the City of Charleston from HUD have made a significant impact to low wealth communities located in the City of Charleston by improving the living conditions of residents who own their homes by replacing roofs and substantially rehabilitating owner-occupied houses; co-financing multi-family rental developments with non-profit organizations; advancing educational opportunities through the support of Charter Schools and after-school programs operated by organizations such as Charleston Development Academy and Charleston Promise Neighborhood, (which is modeled after the successful Harlem Zone); facilitating the creation of first time homeownership opportunities through non-profit and for-profit developers; enhancing economic opportunities for local contractors through the housing programs; providing assistance to homeless residents who desire to transition into permanent housing and beautifying neighborhoods by leveraging funding to plant trees.

In 1975, the City of Charleston received its first award of Community Development Block Grant (CDBG) funds. Since that time, the City has received additional funding administered by HUD to include; the Section 108 Loan, Home Investment Partnerships Program (HOME) funds, Housing Opportunities for Persons with Aids (HOPWA) funds, Shelter Plus Care Grant and in the past, several Lead Grants. The FY2015 allocation is as follows:

- CDBG = \$906,747
- HOME = \$479,411
- HOPWA = \$550,293

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

The City of Charleston has developed its strategic plan based on an analysis of the data presented in this plan and an extensive community participation and consultation process. Through these efforts, the City has identified four priority needs and twelve goals to address those needs. The priority needs include: 1) Improving Affordable Housing Options, 2) Expanding Economic Opportunities, 3) Providing for Suitable Living Environments and 4) Improving the Capacity of Area Housing and Community Service Providers. To provide for those needs, the thirteen goals for the next five years are as follows:

- Provide Homebuyer Opportunities
- Increase and Improve the Supply of Affordable Rental Housing
- Assist Homeowners with Needed Repairs
-  Provide for Special Needs Housing Opportunities
- Promote Fair Housing
- Provide Support to New and Expanding Businesses

- Provide Job Training and Job Placement Services
- Improve Access to Economic Opportunities
- Improve Access to Housing Opportunities
- Decrease Vacancy and Blight
- Reduce Hazards in Homes, including Lead-Based Paint, Mold, and Asbestos
- Improve the Availability of Public Services and Facilities
- Increase Capacity of Housing and Service Providers

3. Evaluation of past performance

The City, in coordination with private, public, and non-profit housing developers, have made significant contributions to the provision of affordable rental and for-sale housing and will continue to embrace creative and innovative strategies that enable a greater production of affordable housing residences. However, affordable housing remains one of the most prolific



needs facing the Charleston Area community, as documented by the current Consolidated Plan, the City's previous 2010-2015 Consolidated Plan, and the 2013 Housing Needs Assessment. As a result of the information contained in the plan; the Community Development Citizens' Advisory Committee and the Community Development Committee of City Council give highest priority to those activities, which result in the development of affordable homeownership and rental housing opportunities, as well as, housing-related services.

Picture above: homes completed in Sea Island Habitat for Humanity's Laurel Oak Grove Neighborhood

4. Summary of citizen participation process and consultation process

The City of Charleston is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of HUD's CDBG, HOME and HOPWA programs, the City's Department of Housing and Community Development acts as a hub for community and economic development in the area. Open lines of communication are maintained between the City and the area's many non-profit and social service agencies.

The Housing and Community Development Department held twelve community forums in various neighborhoods throughout Charleston in order to gain insight from the public. In addition to live question and answers, surveys that asked participants to rate community development priorities were conducted at the public meetings. The City also consulted with local and regional service providers, agencies, and planning organizations by way of interviews and meetings.

5. Summary of public comments

The City of Charleston ensures that there are multiple opportunities for interested community stakeholders to review and comment on the City's Housing and Community Development plans. In preparation for the City's 2015-2019 Consolidated Plan submission, public meetings were held to communicate with citizens the plans for Housing and Community Development funds. (For copies of the advertisements for the public hearings, minutes from the public meetings as well as survey responses please refer to the Appendix.) A survey was conducted at each meeting.

There were a total of 69 responses to the survey. Based on the general section of the survey that asked participants to prioritize issues within their community, there were three top responses; Safe, Decent, Affordable Housing (41%), Crime Prevention (41%), and Community Development (39%).

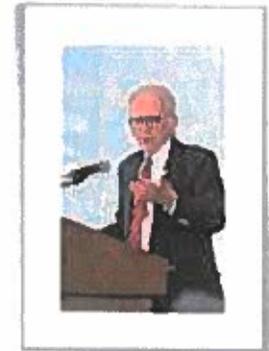
Housing

Topics that Respondents indicated were areas of Significant Need

1. Owner Occupied Housing Rehabilitation – 74%
2. Renovation of Homes to Fit Energy Efficient Standards – 67%
3. Creation of Energy Efficient Homes – 55%
4. Better lighting – 61%

Community Development

1. Public transportation – 62%
2. Summer programs for children – 59%



Mayor Joseph P. Riley Jr. addressing participants at the 2013 SC Community Loan Fund Housing Summit

Crime Prevention

1. Funding for neighborhood-based crime prevention programs – 61%
2. Crime prevention education and awareness programs – 55%

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

All comments were accepted and are attached in the Citizen Participation Appendix.

7. Summary

Primary data sources for the Consolidated Plan include: 2009-2013 American Community Survey 5-Year Estimates, 2007-2011 CHAS, Bureau of Labor Statistics, Boxwood Means market data, 2000 Census, 2010 Census, Center for Disease Control, Longitudinal Employer-Household Dynamics, Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), SC Department of Health and Environmental Control, and local data sources.