

Executive Summary

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

1. Introduction

The Orangeburg County Home Consortium is committed to making the region of Lower Savannah, which includes the six counties of Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg a better place to live, work and play. While the Orangeburg County Home Consortium is the direct recipient of HOME funds, the Lower Savannah Council of Governments (LSCOG) is the administering entity of HOME funds. In administering HOME funds, LSCOG strives to provide safe, decent and affordable housing, a suitable living environment, and economic opportunities especially for low- to moderate-income individuals and communities in the 6 counties of Lower Savannah. The agency supports the local economy by providing resources and opportunities for growth. It administers federal, state and local funds and ensures compliance; increases home ownership; and builds neighborhood capacity through excellent customer service. Partnerships with banks, neighborhoods and organizations allows it to improve the quality of life.

The Lower Savannah region is located in southwest South Carolina and consists of Counties: Aiken, Allendale, Barnwell, Bamberg, Calhoun and Orangeburg. The Region experienced a population growth of approximately 6% between 2000 and 2014 – with the population climbing from 300,666 to 317,247.

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

LSCOG has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stake holder consultation process. Through these efforts, the Region has identified priority needs and 4 goals to address those needs. The priority needs include: 1) Improving Affordable Housing Options, 2) Preserve Existing Housing Stock 3) Create Suitable Living Environments and 4) Improved Capacity of Local Housing Providers. To provide for those needs, the four goals for the next five years are as follows:

1. Provide Homebuyer Opportunities
2. Increase and Improve the Supply of Rental Housing
3. Assist Homeowners with Needed Housing Repairs
4. Support capacity and increase housing opportunities through our local housing providers.

3. Evaluation of past performance

LSCOG, with other public, private and non-profit community housing providers and non-housing service agencies, have made significant contributions to provide safe, decent and affordable housing, a suitable living environment, and economic opportunities especially for low- to moderate-income individuals in the community. However, affordable housing remains one of the most prolific needs facing the Region, as documented by the current Consolidated Plan, the Consortia's previous 2011-2016 Consolidated Plan, and the 2014-2015 Consolidated Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan is a comprehensive document that describes the Region's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address the needs over a five-year period. The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants HOME.

4. Summary of citizen participation process and consultation process

4. Summary of citizen participation process and consultation process

LSCOG 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 HOME program, LSCOG acts as a hub for community and economic development in the area. Open lines of communication are maintained between the Consortia and the area's many non-profit and social service agencies. LSCOG held five (5) community forums and meetings in order to gain insight from the public on their views about housing and economic development in the region. The Consortia also consulted with local and regional service providers, agencies, and planning organizations by way of interviews and meetings.

5. Summary of public comments

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

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

All comments and responses were accepted.

5. Summary of public comments

Summary of public comments

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

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

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

All comments and responses were accepted.

7. Summary

Summary

Primary data sources for the Consolidated Plan include: 2010-2014 American Community Survey 5-Year Estimates, 2008-2012 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), and local data sources. A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2014 data and tables that utilize CHAS contain 2012 data. At the time of writing only 2012 CHAS data was available from HUD. However 2014 ACS data was available and thus the Consortia thought it best to utilize the most current data source where possible, and that incongruencies in the source years were outweighed by the more accurate demographic and housing picture painted by the 2014 ACS data.

Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2011 American Community Survey. Where possible, the data used in the tables and text throughout the plan is from the more current 2014 ACS. This disparity in the source of data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.

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	ORANGEBURG COUNTY	Grants Administration

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Lower Savannah Council of Governments 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 administrator of HUD's HOME program, the Consortia acts as a hub for community and economic development in the area. Open lines of communication are maintained between the Consortia and the area's many non-profit and social service agencies.

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)).

Besides keeping an open door policy and maintaining ongoing daily communication with the area's many agencies and service providers, the Consortia is engaged in a number of efforts and initiatives to enhance coordination among the community's governmental and service frameworks.

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

LSCOG partners with the Midlands Area Consortium for the Homeless (MACH) and many groups in the area to implement housing services for the homeless. These groups include non-profit associations, local government entities, public schools, housing authorities, law enforcement, volunteer fire agencies, the faith community, and financial supporters.

The partnership was created to maximize the resources available to homeless persons through the development and coordination of an effective and comprehensive continuum of care system addressing services from homelessness prevention services outreach services, emergency shelter, transitional housing, permanent supportive housing, and permanent affordable housing.

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

LSCOG does not receive Emergency Solutions Grants (ESG) funding directly, however the South Carolina Office of Economic Opportunity (SCOEO) administers the program to recipients in the Lower Savannah region. The ESG program is a competitive grant issued each year to community-based shelters and

traditional housing facilities, non-profit organizations that provide housing and counseling assistance to the state's homeless population and to those at-risk of becoming homeless.

By leveraging support with the local Continuum of Care (MACH), the region has several agencies in the area with ESG funding, including the United Way of the Midlands, one of the leading partner agencies and which manages the HMIS database. HMIS, which stands for Homeless Management Information System, is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. With regards to planning in the area the CoC serves, the purpose of the HMIS is to be used by providers to coordinate care, manage their operations, and better serve their clients.

As of 2014, the SCOEO ESG funded agencies with service areas in Lower Savannah were:

Cumbee Center with a DV shelter serving Aiken County, Allendale County and Barnwell County

Salvation Army in Aiken with a shelter, homeless prevention programs and rapid rehousing

The Women's Shelter, while it does not have a local shelter, its service area is statewide

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 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Lower Savannah Council of Governments
	Agency/Group/Organization Type	Planning organization
	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?	The Lower Savannah Council of Governments (LSCOG) is a regional organization. It works with and on behalf of local governments to develop, implement, and administer plans, programs and projects in cooperation with local, state and national stakeholders, to improve the quality of life for residents in the Lower Savannah Region.
2	Agency/Group/Organization	AIKEN COUNTY
	Agency/Group/Organization Type	Other government - County
	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?	Aiken County is one of the six counties in the Lower Savannah region and works directly with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The County helped host a public hearing for the Notice of Hearing Concerning Community Needs and Priorities. It also provided consultation for public safety and public facilities.
3	Agency/Group/Organization	ALLENDALE COUNTY
	Agency/Group/Organization Type	Other government - County
	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?	Allendale County is one of the six counties in the Lower Savannah region and works directly with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The County helped host a public hearing for the Notice of Hearing Concerning Community Needs and Priorities. It also provided consultation for public safety and neighborhood revitalization.
4	Agency/Group/Organization	BAMBERG COUNTY
	Agency/Group/Organization Type	Other government - County
	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?	Bamberg County is one of the six counties in the Lower Savannah region and works directly with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The County helped host a public meeting to inform residents about LSCOG initiatives.
5	Agency/Group/Organization	BARNWELL COUNTY
	Agency/Group/Organization Type	Other government - County
	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?	Barnwell County is one of the six counties in the Lower Savannah region and works directly with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The County helped host a public hearing for the Notice of Hearing Concerning Community Needs and Priorities. It also provided consultation for economic development and public facilities.
6	Agency/Group/Organization	CALHOUN COUNTY
	Agency/Group/Organization Type	Other government - County
	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?	Calhoun County is one of the six counties in the Lower Savannah region and works directly with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The County helped host a public hearing for the Notice of Hearing Concerning Community Needs and Priorities. It also provided consultation for possible incubator businesses in the area.
7	Agency/Group/Organization	ORANGEBURG COUNTY
	Agency/Group/Organization Type	Other government - County
	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?	Orangeburg County is one of the six counties in the Lower Savannah region and works directly with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The County helped host a public hearing for the Notice of Hearing Concerning Community Needs and Priorities. It also provided consultation for homelessness in the area and other public facility improvements.
8	Agency/Group/Organization	CITY OF BAMBERG
	Agency/Group/Organization Type	Other government - Local
	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?	The City of Bamberg works closely with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the City. The City participates in surveys and meetings to discuss programs and projects.
9	Agency/Group/Organization	CITY OF DENMARK
	Agency/Group/Organization Type	Other government - Local
	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?	The City of Denmark works closely with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the City. The City participates in surveys and meetings to discuss programs and projects.
10	Agency/Group/Organization	New Ellenton
	Agency/Group/Organization Type	Other government - Local
	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?	New Ellenton participates with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the City. The City participates in surveys and meetings to discuss programs and projects. New Ellenton utilizes a Council form of government with a Mayor and 6 Council members. Each position is filled by election and has a 4 year term.
11	Agency/Group/Organization	NORTH AUGUSTA
	Agency/Group/Organization Type	Other government - Local
	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?	The City of North Augusta participates with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the City. The City participates in surveys and meetings to discuss programs and projects. The City of North Augusta has a Mayor-Council form of government. The City Council is composed of seven members elected at-large on a partisan basis. The Mayor is elected to a four-year term. Every two years, three Council members are elected to serve four-year staggered terms. It is located in Aiken County.
12	Agency/Group/Organization	CITY OF ORANGEBURG
	Agency/Group/Organization Type	Other government - Local

	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?	The City of Orangeburg works closely with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The City participates in surveys and meetings to discuss programs and projects. It is a major transportation hub in the region.
13	Agency/Group/Organization	TOWN OF ALLENDALE
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Allendale works closely with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. Allendale is dedication to improving the quality of life within the tow and participates in surveys and meetings to discuss programs and projects.
14	Agency/Group/Organization	TOWN OF BLACKVILLE
	Agency/Group/Organization Type	Other government - Local
	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?	Blackville is located in Barnwell County, along the SC Heritage Corridor. The town has a rich history with the region's connection to the historical railroad and agricultural industries of Bamberg, Barnwell, Orangeburg, and Aiken Counties. The town works closely with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects.
15	Agency/Group/Organization	TOWN OF CAMERON
	Agency/Group/Organization Type	Other government - Local

	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?	The Town of Cameron is located just below the fall line in Calhoun County and near the Congaree River. The town works closely with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects. It also provided consultation for the railroad station in the town.
16	Agency/Group/Organization	TOWN OF EHRHARDT
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Ehrhardt is located in Bamberg County, and there are many outlying farms and properties encompassing what is considered Ehrhardt. The town works closely with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects. The town is dedicated to local commerce and helps encourage local businesses and also lists them all on its website.
17	Agency/Group/Organization	TOWN OF FAIRFAX
	Agency/Group/Organization Type	Other government - Local
	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?	The town of Farifax is located in Allendale County, and participates with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects.

18	Agency/Group/Organization	Town of Neeses
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Neeses is located in Orangeburg County, and participates with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects. The Town of Neeses also participates in the Orangeburg County Chamber of Commerce.
19	Agency/Group/Organization	TOWN OF PERRY
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Perry is a small town located in northeast Aiken County. It relies on LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects.
20	Agency/Group/Organization	Town of Santee
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Santee is located on the south shore of Lake Marion in Orangeburg County, and participates with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the Lower Savannah Region. The town participates in surveys and meetings to discuss programs and projects. The town is also home to a healthy tourism industry.

21	Agency/Group/Organization	SNELLING
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Snelling is a small town located in Barnwell County. It works with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects.
22	Agency/Group/Organization	ULMER
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Ulmer is a small town located in Allendale County. It works with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects.
23	Agency/Group/Organization	TOWN OF WILLISTON
	Agency/Group/Organization Type	Other government - Local
	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?	The Town of Williston is a small town located in Barnwell County. It works with LSCOG to develop, implement, and administer plans, programs and projects to improve the quality of life for residents in the town. The town participates in surveys and meetings to discuss programs and projects.
24	Agency/Group/Organization	Midlands Area Consortium for the Homeless
	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 Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MACH is a non profit organization and HUD registered Continuum of Care (CoC), and is designed to provide a community solution to homelessness. MACH works collaboratively to reduce the time that people spend in a homeless situation while promoting self sufficiency and independence for the people in the region. Since 1994 MACH has existed to serve individuals and families currently experiencing homelessness and to aid those who are at risk of becoming homeless. MACH seeks to increase collaboration between all citizens of the region to help those who are most in need.
25	Agency/Group/Organization	AIKEN HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Services - Housing
	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 Aiken Housing Authority (AHA) is the local PHA in Aiken City, SC. The mission of AHA is to assist low-income families with safe, decent, and affordable housing opportunities in a non-discriminatory manner as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner, and will develop and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission. The housing authority participates with LSCOG to coordinate affordable housing for moderate and low income households in Aiken County.

26	Agency/Group/Organization	South Carolina Regional Housing Authority No. 3
	Agency/Group/Organization Type	PHA Services - Housing
	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 SCRHA3 is the Regional PHA serving the area which includes Lower Savannah. Its missions is to provide all the necessary tools for a family to obtain and maintain affordable housing and home ownership in a safe, sanitary, and decent manner. In carrying out this mission, SCRHA3 creates partnerships with various community resources to insure a complete needs fulfillment for families with the purpose of assisting them in the opportunity of becoming self-sufficient.
27	Agency/Group/Organization	Southern Carolina Regional Community
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	CHDO
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Southern Carolina Regional CDC is the CDHO in Denmark, SC, and is working on affordable rental housing development in the region.
28	Agency/Group/Organization	New America Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	New America Corporation is a 501(c)3 nonprofit organization that specializes in business development, affordable housing, and education. New America Corporation is working on affordable rental housing development in the region.
29	Agency/Group/Organization	Mental Health America of Aiken County
	Agency/Group/Organization Type	Services-Children Services-Health

	What section of the Plan was addressed by Consultation?	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?	MHA offers Nurture Home, which provides interventions to empower women to become self-sufficient combined with individualized support to improve the mental health of women and their children. MHA provides informative childcare resources as well as information for parents on how to care for themselves emotionally. Critical information is provided regarding the medical condition of post-partum depression. MHA offers 13 transitional housing beds for mothers with children and those who are chronically homeless.
30	Agency/Group/Organization	Aiken Senior Life Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Aiken Senior Life Services (formerly Aiken Area Council on Aging) is a nonprofit agency that provides a variety of programs and services to promote the well-being of aging persons living in Aiken County, SC.
31	Agency/Group/Organization	South Carolina Department of Disabilities and Special Needs
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Disabilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The South Carolina Department of Disabilities and Special Needs (SCDDSN) is the state agency that plans, develops, coordinates and funds services for South Carolinians with the severe, lifelong disabilities of: intellectual disability, autism, traumatic brain injury and spinal cord injury and conditions related to each of these four disabilities. SCDDSN funds programs in Aiken County.

32	Agency/Group/Organization	Aging, Disability and Transportation Resource Center
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Transportation for Disabled persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Aging, Disability and Transportation Resource Center (ADTRC) assists disabled persons with issues on transportation and travel in the region while also connecting these individuals to services they need, and supporting them to live independently or with family in their homes.
33	Agency/Group/Organization	HopeHealth
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HH offers medical care, medical case management, prevention and outreach services to those infected, affected (family), and at-risk populations. In addition to medical case management, support groups and medical care for those living with HIV/AIDS, HopeHealth is committed to community education and prevention.
34	Agency/Group/Organization	Aiken County Board of Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In Aiken County, all funds from the SCDDSN to provide services flow through the Aiken County Board of Disabilities. This system permits people with disabilities to remain in their natural homes or, if this is not possible, to live in family-like settings in our community. While some services are provided directly, others are contracted for delivery by other community organizations in the local provider network. Its mission is to provide, promote and coordinate community services in Aiken County for individuals with autism, head and spinal cord injuries, and mental retardation, to maximize independence, safeguard and support human rights and dignity, and achieve community inclusion; and to provide education and resources to the public to help in the understanding and prevention of autism, head and spinal cord injuries, and mental retardation.
35	Agency/Group/Organization	CASA Family System
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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?	CASA is a partner organization with the MACH CoC. CASA has an ES homeless shelter in Orangeburg County.
36	Agency/Group/Organization	Christ Central
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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?	Christ Central is a partner organization with the MACH CoC. CC has an ES/TH homeless shelter in Allendale County.
37	Agency/Group/Organization	Cumbee Center
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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?	Cumbee Center is a partner organization with the MACH CoC. CC has an ES homeless shelter in Aiken County.
38	Agency/Group/Organization	Salvation Army Aiken
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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?	Salvation Army Aiken is a partner organization with the MACH CoC. SA has an ES homeless shelter in Aiken County.
39	Agency/Group/Organization	Samaritan House Orangeburg
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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?	Samaritan House is a partner organization with the MACH CoC. SH has a TH homeless shelter in Orangeburg County.

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

N/A

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	Midlands Area Consortium for the Homeless (MACH)	<p>The goals of the Strategic Plan were determined through input from citizen participation and goals set through the Consortia's 2015-2020 Analysis of Impediments for Fair Housing. In partnering with LSCOG to further the work towards completing the goals outlined in the Strategic Plan, MACH, which is a non profit organization and HUD registered Continuum of Care (CoC) exists to serve individuals and families currently experiencing homelessness and to aid those who are at risk of becoming homeless for the people in the areas they serve - including the six (6) counties in Lower Savannah: Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg. In 2015, MACH served a total of 1,468 homeless persons of which 27% were unsheltered. Homeless families comprised of 19% of the total homeless population. Outlined on this Plan are needs and goals relating with homelessness: Improve Affordable Housing Options: LSCOG has identified the need for improved quality and increased availability of affordable housing. Create Suitable Living Environments: While the Region must focus on the availability of affordable housing, providing for safe, decent and suitable living environments must also remain a high priority. Improved Capacity of Local Housing Providers: LSCOG also recognizes that in order to provide for the improved quality of life, the Region must have strong and able community partners to assist with housing and community development initiatives. Goals associated with these needs are: Provide Homebuyer Opportunities, Increase and Improve the Supply of Rental Housing, Provide Special Needs Housing Opportunities, Promote Fair Housing, Improve Access to Housing Opportunities, Decrease Vacancy and Blight, Assist Homeowners with Needed Housing Repairs and Increase Capacity of Local Housing Providers.</p>

Table 3 – 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))

LSCOG works closely with regional partners to develop priority needs and goals for the implementation of CPD programs across the six counties in the jurisdiction. While the Region only receives HOME

funding for use within the Region its partners such as MACH and the two PHAs provide for a variety of housing a community development projects within Region.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

LSCOG is responsible for the development of and updates to the Citizen Participation Plan. It also maintains all required records and reports available for public review. Records are kept and made available which show racial and income data as well as beneficiaries of HOME funded activities.

LSCOG staff and other Consortia staff, attempt on an ongoing basis, to encourage participation by all citizens with special emphasis on persons of low to moderate incomes and residents of slum and blighted areas in the community.

The Consortia has developed a formal process for soliciting the maximum amount of citizens' input into the comprehensive housing and neighborhood planning process. With regard to the five-year Consolidated Plan, public hearings and various meetings are conducted prior to the formulation of the plan. The public is also afforded 30 days to comment on the contents of the Consolidated Plan. Citizen comments are then summarized and included in the Consolidated Plan document.

The Consortia conducted a series of community meetings to obtain insight from the public into community development needs and priorities. Details of the public meetings and hearings can be viewed in the following table.

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	Public Hearing	Minorities Persons with disabilities Residents of Public and Assisted Housing	Aiken County Notice of Hearing Concerning Community Needs and Priorities Date: Wednesday, February 17, 2016 at 5:00 PM Location: Lower Savannah Council of Governments, 2748 Wagener Rd. Aiken, SC 29801	Described possible functions of CDBG and HUD funds. Discussed needs of Aiken County and municipalities. Langely Pond needs overhaul (working on that with other funding sources, not relevant here) Economic development: SRS has aging workforce Wagener/Sally/Per ry: high need. I-20, Hwy 39 area, needs infrastructure update. Currently doing road projects there. New wastewater plant, high need. Public facilities: dams aging Public safety: may be need for new sub station(s). Remember money can only go to sub stations, not administrative offices.	All comments were accepted.	

2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>Allendale County Notice of Hearing Concerning Community Needs and Priorities Date: Wednesday, February 10, 2016 at 5:00 PM Location: Allendale County Council Chambers 292 Barnwell Highway Allendale, SC</p>	<p>Described possible functions of CDBG and HUD funds. Discussed needs of Allendale County and municipalities.- Rehab to Rental to Home Ownership *Down payment assistance* \$5,000 covers most of these- Regional water system development- Public Safety: County needs new ladder truck (county-wide service area)- Neighborhood revitalization: Purchase and renovate (old grocery store), put in refrigeration unit and culinary school to support farmers market, teach canning- EPA Assessment. - Workforce development- expand to welding trainer. CNC operators, mechanic training, machinery for training purposes- Recruiting and retaining emphasis- lack of housing, buildings converted into mini-houses at reduced rate. Old DSS building? (Marlboro County, Lake City)- Questions asked</p>	<p>All comments were accepted.</p>	
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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)
				about Ulmer progress- Transparency for Consortia moneys being disbursed - Send info to Allendale County about fire truck grant- Town has received grant for mobile farmers market- CDC grant to look at wellness type activities		

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	Minorities Persons with disabilities Residents of Public and Assisted Housing	Barnwell County Notice of Hearing Concerning Community Needs and Priorities Date: Thursday, February 18, 2016 at 5:00 PM Location: Barnwell County Agricultural Building 34 Pechman Street Barnwell, SC 29818	Described possible functions of CDBG and HUD funds. Discussed needs of Barnwell County and municipalities.- Housing: Dilapidated housing. Down payment assistance, encourage homeownership- Water and Sewer: Williston-rash of water line breaks over last month. Water system very aged. They are doing a new water master plan.- Economic Development: need more and better paying jobs; industrial parks- Public Facilities: need healthcare facilities; railroad track- Downtown revitalization	All comments were accepted.	

4	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>Calhoun County Notice of Hearing Concerning Community Needs and Priorities Date: Tuesday, February 16, 2016 at 5:00 PM Location: Calhoun County Council Chambers Courthouse Annex, 102 Courthouse Drive, St. Matthews, SC</p>	<p>Described possible functions of CDBG and HUD funds. Discussed needs of Calhoun County and municipalities.- Town of Cameron, railroad depot renovated for community use- Town of Cameron, occasional interest in rental housing. There is none (true? Or just not much?) now and there may be a need.- Apartment complex, there was talk of building but never came about- Public housing, possible need?- Town of Cameron, planning services needed- Citizens need clarification of zoning. Past confusion: wanted rural zoning because uncomfortable with government interference in private property, but now want more control over surrounding land use. Solutions: Discuss zoning with Cameron, go over options; get them current maps.- Need bathrooms for</p>	<p>All comments were accepted.</p>	
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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)
				<p>banquet hall (?)- Solar projects were started, - Incubator, community culinary school. Partner with Clemson Extension (possible 50% match), use existing state-of-the-art facilities. If graduates commit to working in region post-grad, possible EDA funding. Also interest in similar aquaponics program.</p>		

5	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>Orangeburg County Notice of Hearing Concerning Community Needs and Priorities Date: Thursday, February 18, 2016 at 4:30 PM Location: Orangeburg County Council Chamber 1437 Amelia Street Orangeburg, SC</p>	<p>Described possible functions of CDBG and HUD funds. Discussed needs of Orangeburg County and municipalities.- W/S Infrastructure: Citizens of Whittaker Heights members spoke on the lack of sewer in their area and need for improvements. Paul Bishop, Mayor of Rowesville mentioned the need for sewer line extension.- Housing/Residential: Discussed with Rowesville joining the Housing Consortium. Concern about small population of the Town, and not getting funding for projects. - Housing/Residential: John Singh spoke on the Boswell St. Project (CDBG project). The area is a high crime and LMI area, with dilapidated structures. - Recreational Facilities: Need for more wellness and health focused initiatives. The County can apply for PARD funds for</p>	<p>All comments were accepted.</p>	
---	----------------	--	---	---	------------------------------------	--

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)
				already established parks, but cannot fund new starts-ups.- Homelessness: City of Orangeburg does have concerns with homelessness, and will conduct their own assessment. - Other: Mrs. Amanda Sievers spoke about FEMA HMA grants, and the HMGP application period for DR 4241.		
6	Public Meeting	Non-targeted/broad community	Bamberg County Public Meeting Concerning Housing/HOME Consortium unitsDate: Monday, April 4, 2016Location: Bamberg County Council, 2959 Main Highway, Bamberg, SC 29003	Bamberg County Housing/HOME Consortium unitsHomeowner Rehabilitation Units - 20164 units\$153,043Rental Projects - 20162 rental units\$133,530CHDO Capacity - 2016\$10,533 (Southern Carolina Regional CDC)	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in Lower Savannah by analyzing various demographic and economic indicators. Developing a picture of the current needs in the region begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Lower Savannah's citizens. The main housing problems assessed are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the varying communities of the six counties (Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg) is crucial in aiding the Region in setting evidence-based priorities for the CDBG program.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered.

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

Summary of Housing Needs

Lower Savannah experienced a population growth of approximately 6% between 2000 and 2014 (2014 ACS 5-Year Estimates) – with the population climbing from 300,666 to 317,247. Over the same period the Median Household Income increased 6% from \$33,091 in 2000 to \$40,040 in 2014. The region saw a large growth for homeowner households with a mortgage with 33,114 in 2000 to 45,238 in 2014 – an increase of 37%. The percentage of homeowners with a mortgage who are cost-burdened decreased by 3.8% in that period, but the actual number of households in this group increased from 10,525 households in 2000 to 13,837 in 2014. The number of renter-occupied households remained almost the same, but the percentage of cost-burdened renters increased by 69%. Currently 31.9% of homeowners with a mortgage and 54% of renters are cost-burdened due to housing costs. The data paint a picture of both growth and struggle for the community. Rising prices (in terms of wages and housing) are positive indicators of economic growth, but expensive housing puts continued pressure on low-to-moderate income households, pushing many of them into unsustainable housing situations.

The chart below highlights demographic changes in population, number of households, and income between 2000 and 2016.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	306,600	
Households	0	116,815	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

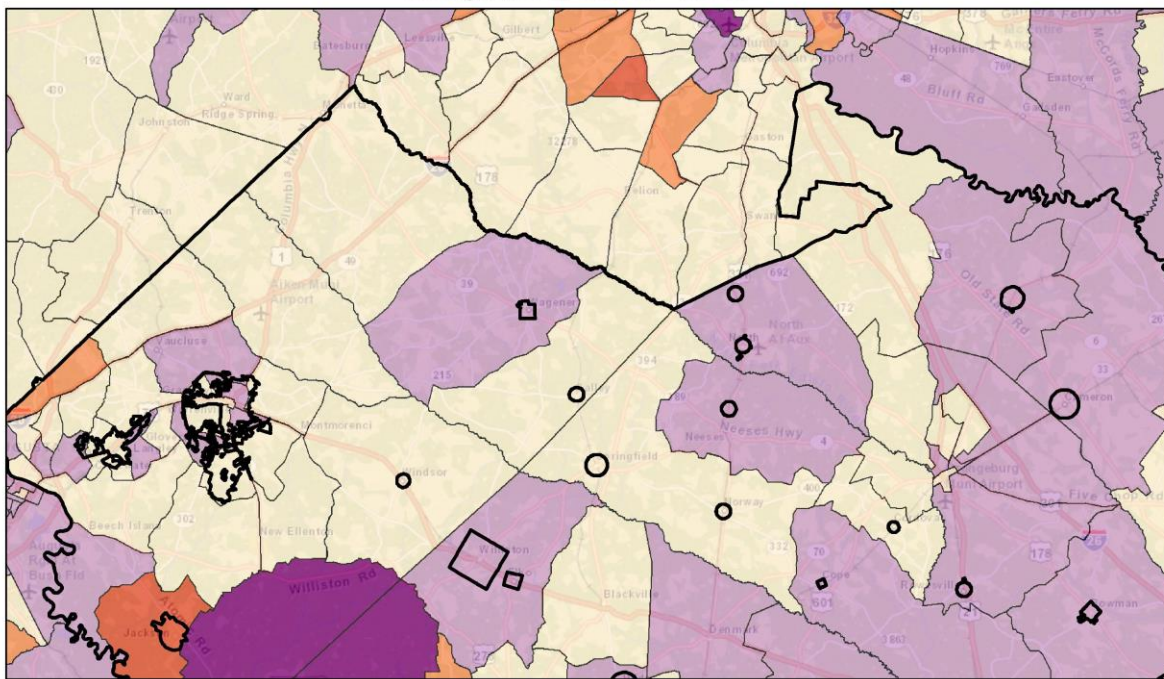
MACH 2016

Data Source Comments:

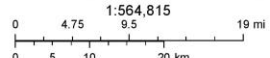
Demographic Maps

The following series of maps visually displays the geographic distribution of demographic trends in the region across a few key indicators, including population change, density, income, and poverty.

Change in Population - North -



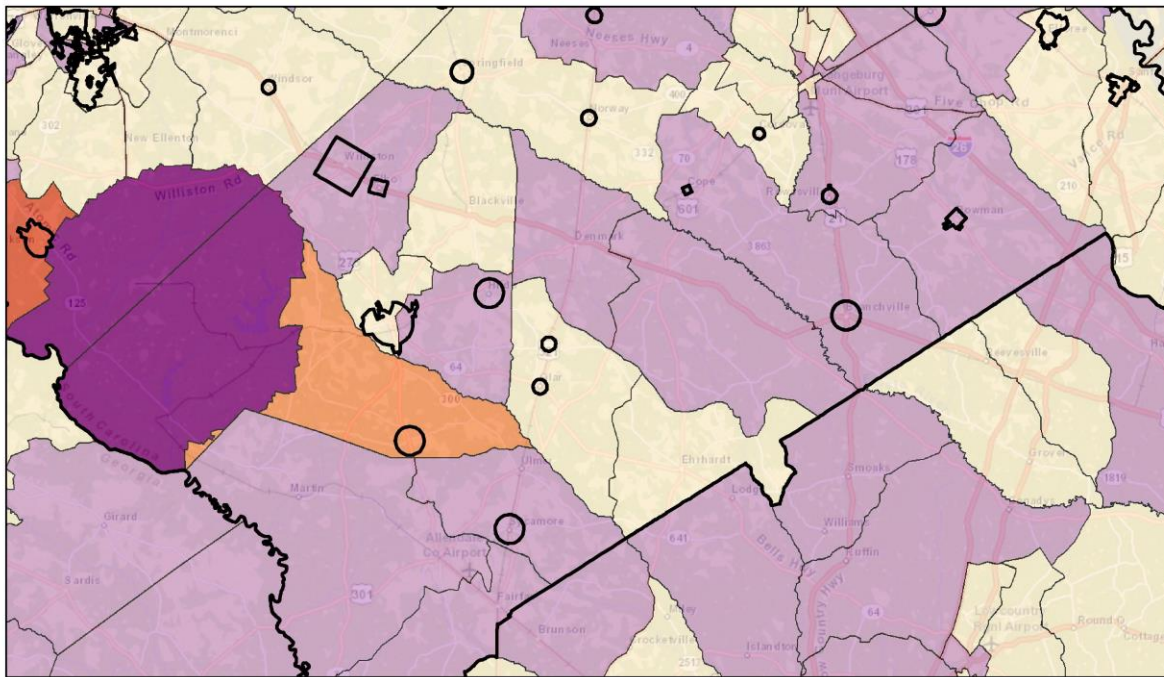
February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Population - North

Change in Population - South -



February 29, 2016



1:564,815
0 4.75 9.5 19 mi
0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

Change in Population - South

Population Change

The maps above display the population change throughout the region since 2000. Though the average growth rate for the region as a whole was 6 percent, the population in some areas (shaded dark purple) declined by more than 50 percent, while other areas (shaded dark orange) had a growth rate of more than 100 percent.

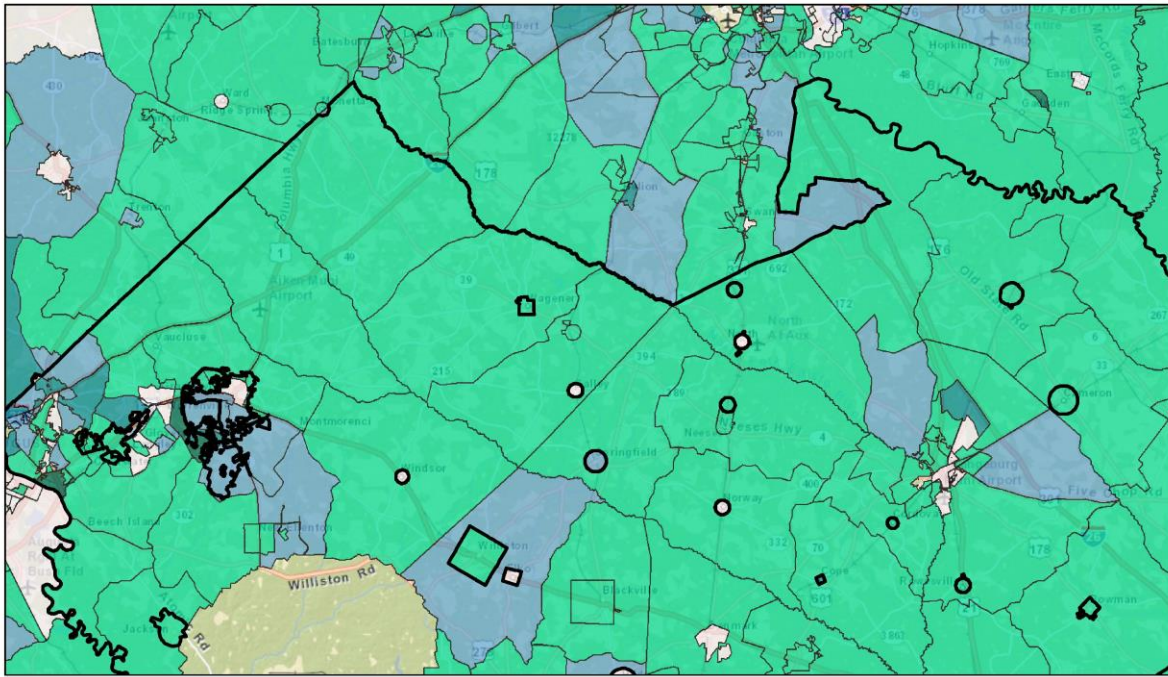
Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Household Income

The following maps display the median household incomes throughout the region. In 2014 the median household income was \$40,400. Areas shaded in white represent the lowest income ranges with median incomes of less than \$25,000. Median incomes increase in \$25,000 increments as the shading for the areas darken. Areas shaded in dark green have median incomes of over \$100,000.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Median Household Income - North -



February 29, 2016

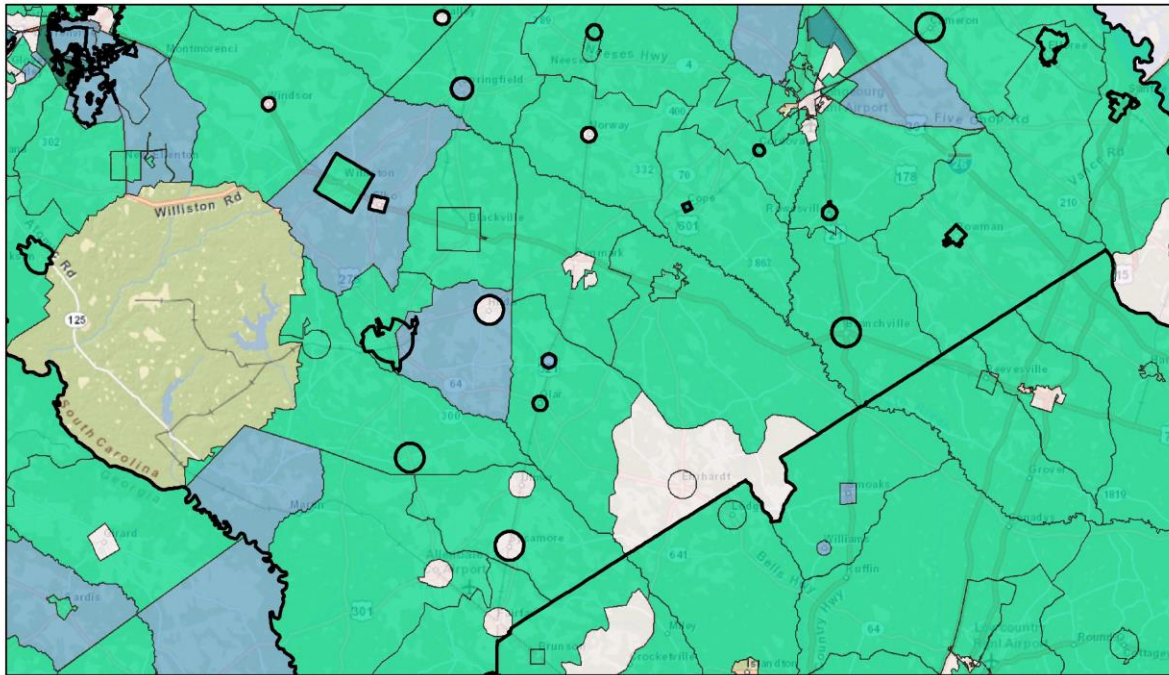


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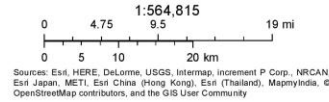
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Median Household Income - North

Median Household Income - South -



February 29, 2016



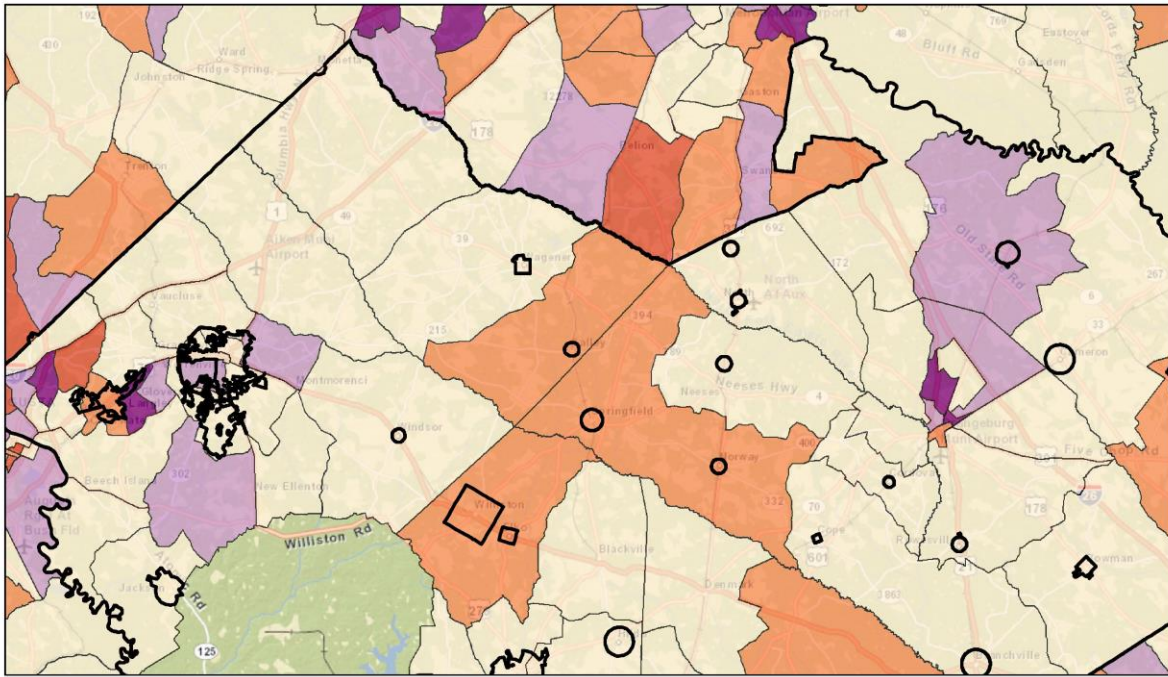
Median Household Income - South

Change in Median Income

The next maps shows how median incomes have changed in the community over time. Median household income grew 21% between 2000 and 2014. The dark purple shaded areas represent those areas where median incomes have decreased greater than 10%. Beige colored regions saw incomes decrease between 10% and 0%, whereas the lighter orange areas experienced income growth between 25% and 50%. The darkest orange areas saw the highest jump in incomes, growing more than 50%

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Change in Median Household Income - North -



February 29, 2016

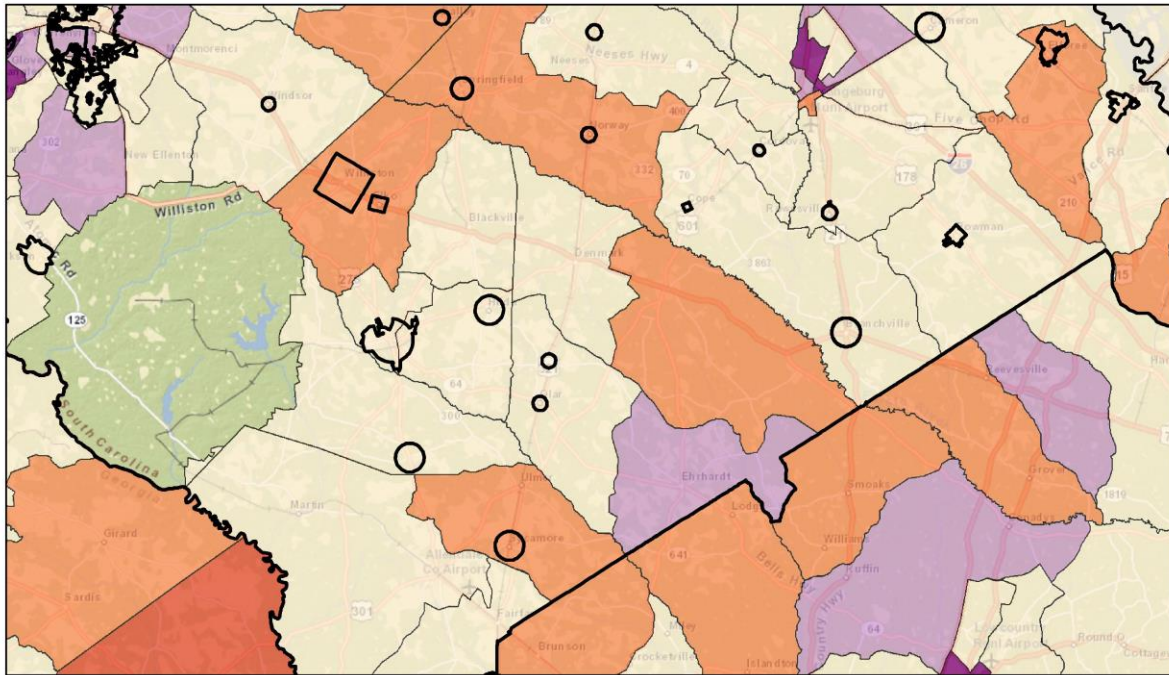
Override 1 **ChangeInMedianHHIncome**
PCT_MEDHH_INC

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 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Median Income - North

Change in Median Household Income - South -



February 29, 2016

Override 1 **ChangeInMedianHHIncome** ■ -10-0% ■ >50%
PCT_MEDHH_INC ■ 0-25% ■ 25-50%
■ <-10%

0 4.75 9.5 19 mi
 0 5 10 20 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

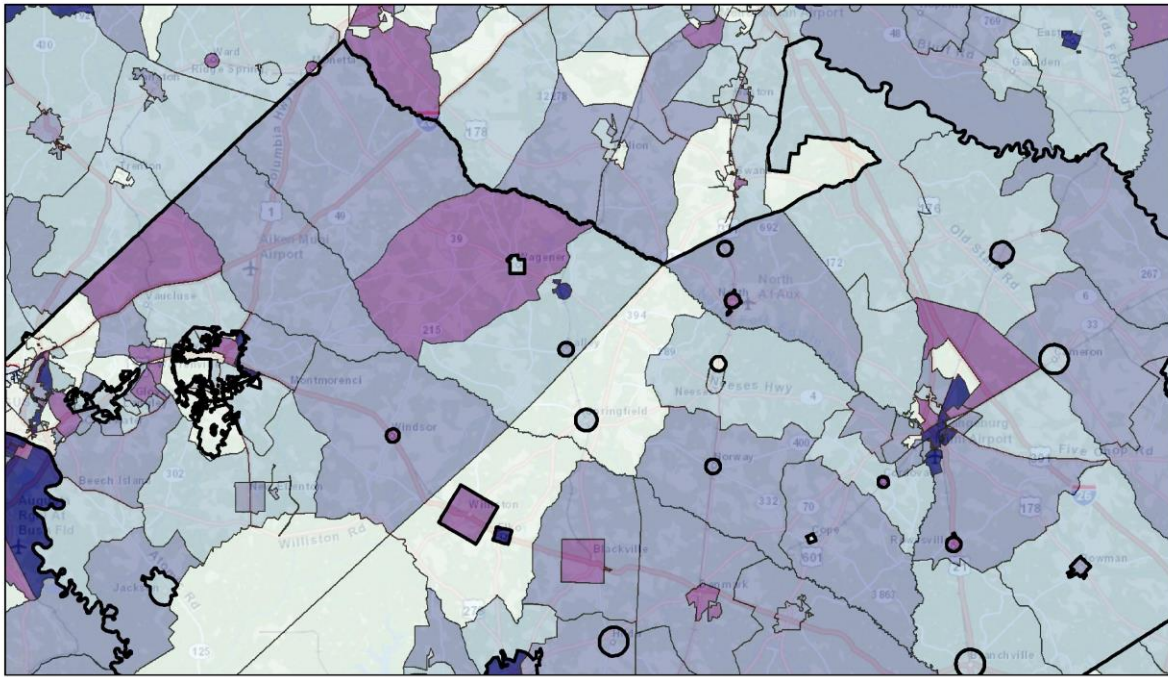
Change in Median Income - South

Poverty

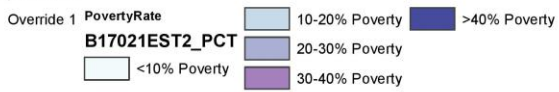
The following maps look at poverty in the region. The first set of maps displays the current concentrations of poverty throughout the area and the second set shows how poverty has changed over time.

Data source: The data source for these maps is 2007-2011 American Community Survey Estimates.

Poverty Rate - North -



February 29, 2016

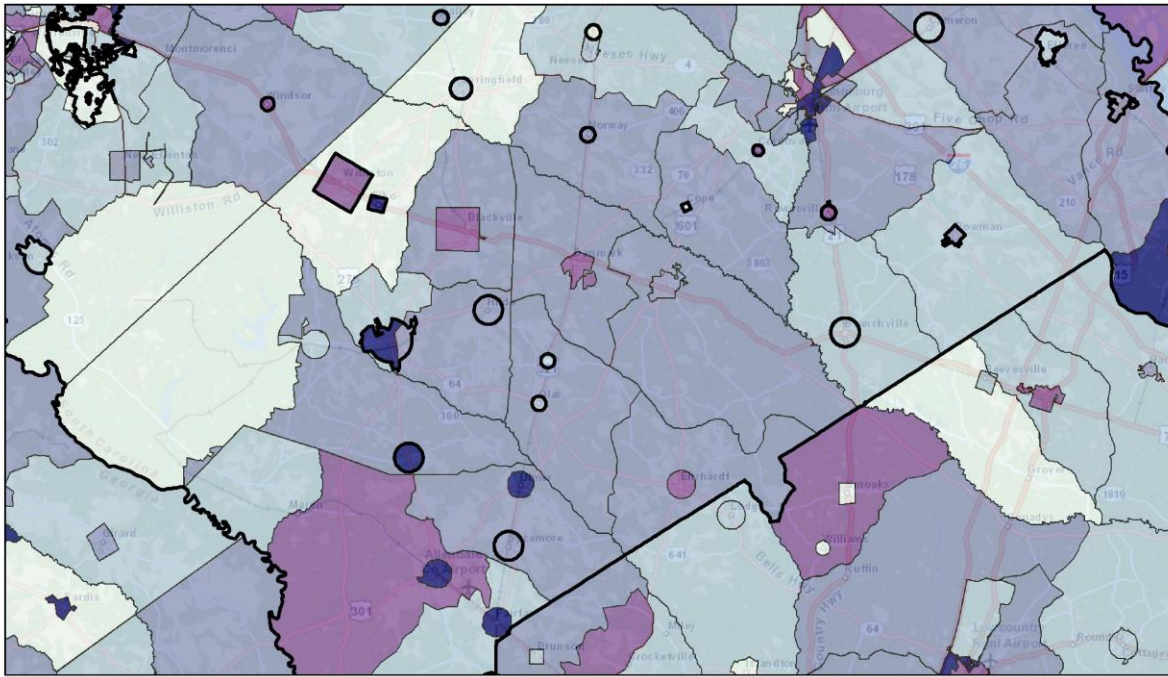


1:564,815
0 4.75 9.5 19 mi

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Poverty Rate - North

Poverty Rate - South -



February 29, 2016

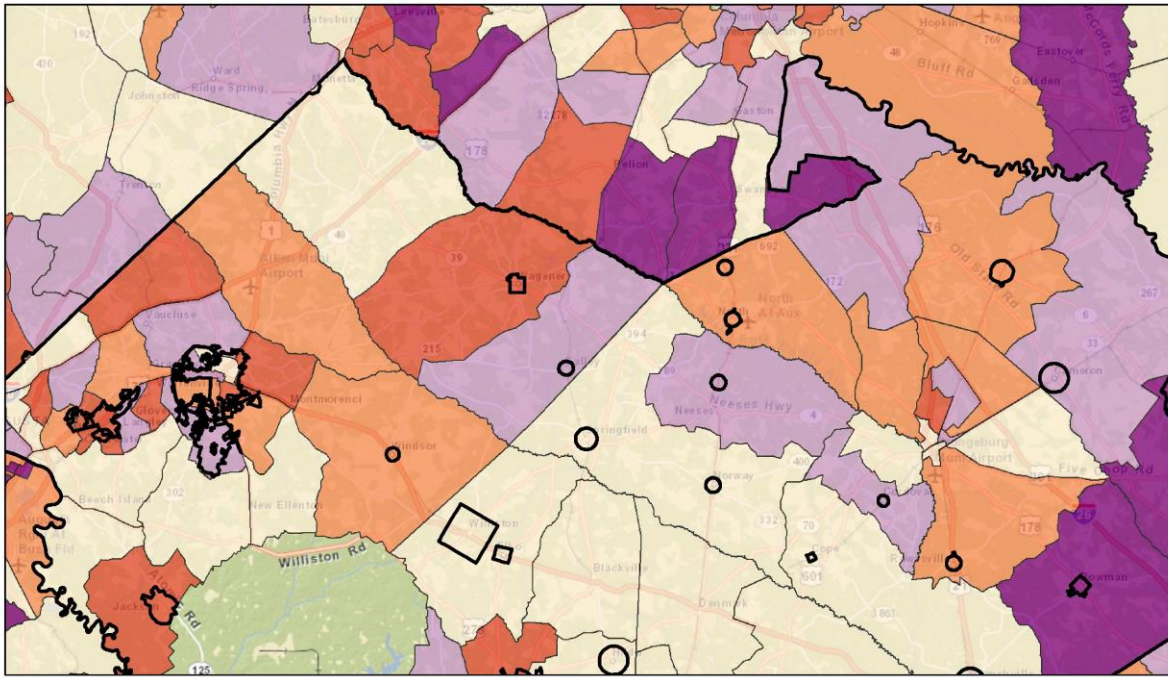
Override 1 PovertyRate
B17021EST2_PCT
 <10% Poverty
 10-20% Poverty
 20-30% Poverty
 30-40% Poverty
 >40% Poverty

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

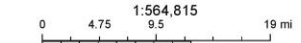
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Poverty Rate - South

Change in Poverty Rate - North -



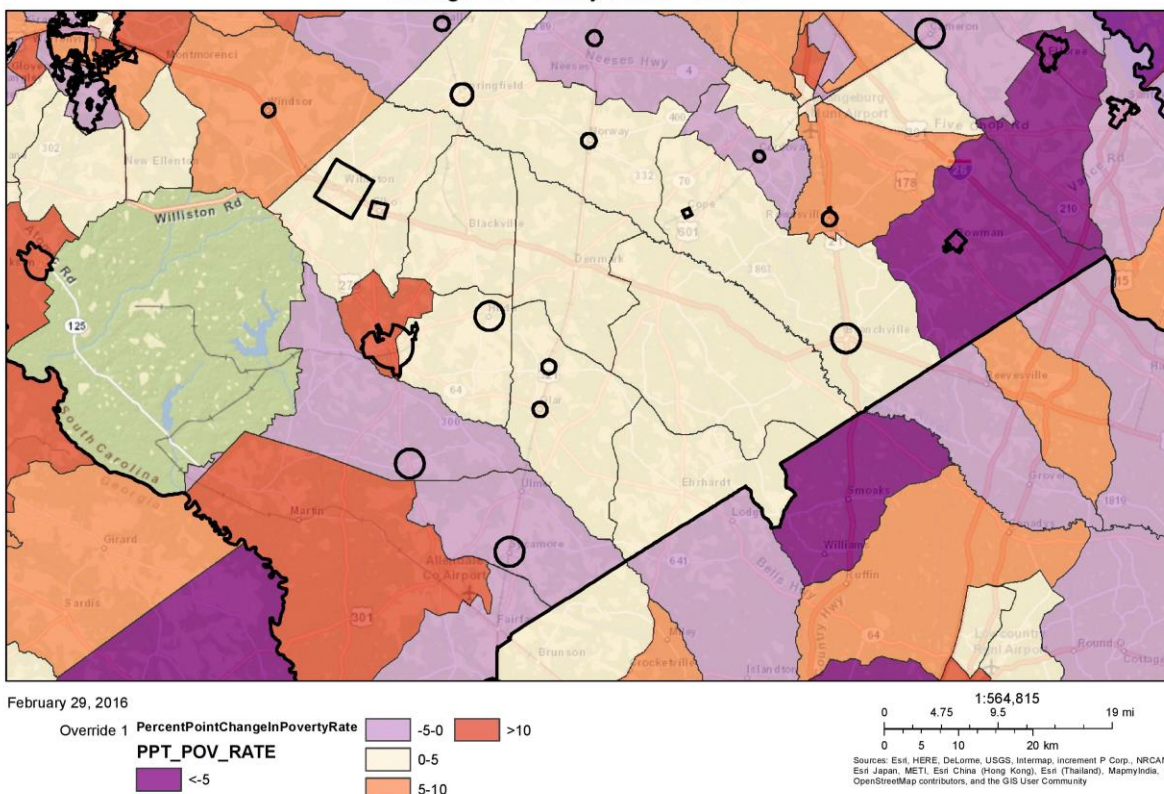
February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Poverty Rate - North

Change in Poverty Rate - South -



Change in Poverty Rate - South

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	17,514	15,029	19,334	11,873	52,980
Small Family Households	6,029	4,294	7,289	4,379	27,164
Large Family Households	1,098	1,135	1,482	1,148	3,237
Household contains at least one person 62-74 years of age	3,526	4,161	5,155	3,123	13,826
Household contains at least one person age 75 or older	1,740	2,723	3,279	1,607	4,421
Households with one or more children 6 years old or younger	3,792	2,003	2,977	1,557	5,027

Table 6 - Total Households Table

Alternate Data Source Name:

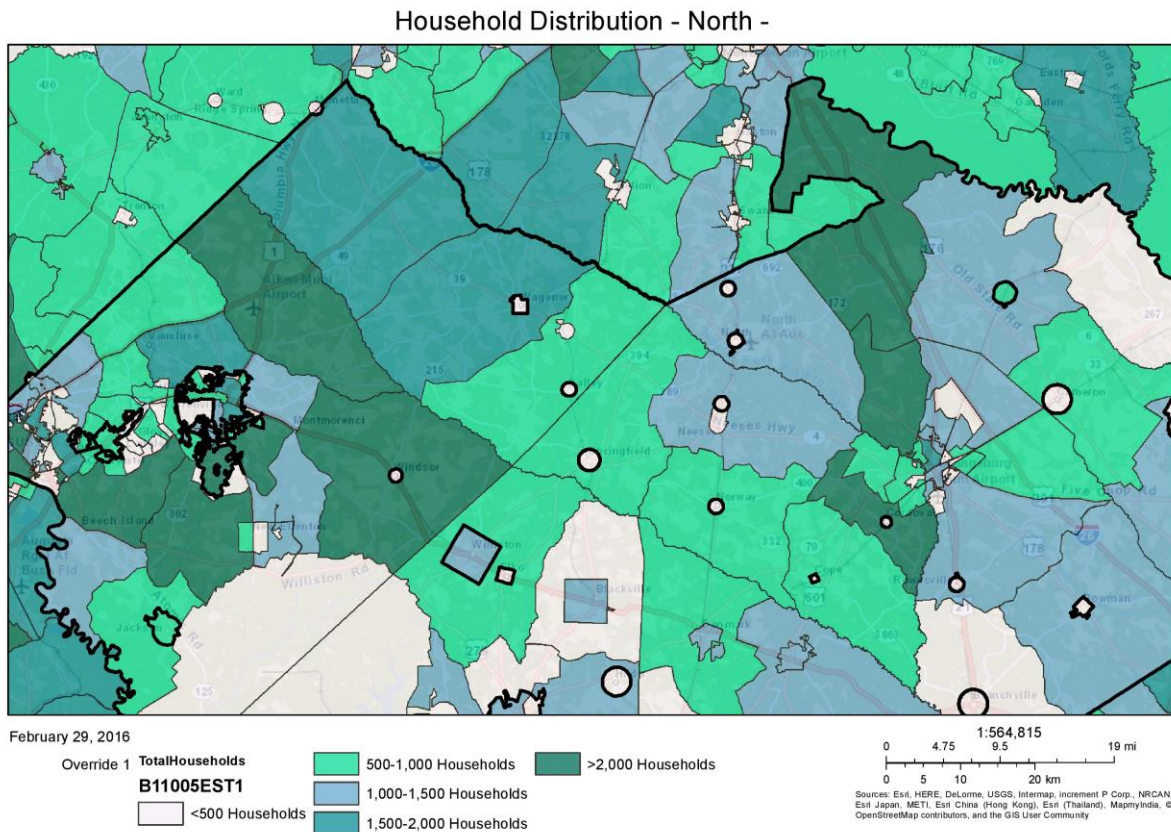
MACH 2016

Data Source Comments:

This table breaks down family dynamics and income in the region using 2012 CHAS data. Small families are much more prevalent, which is in keeping with the smaller average household size in Lower Savannah and the nation as a whole.

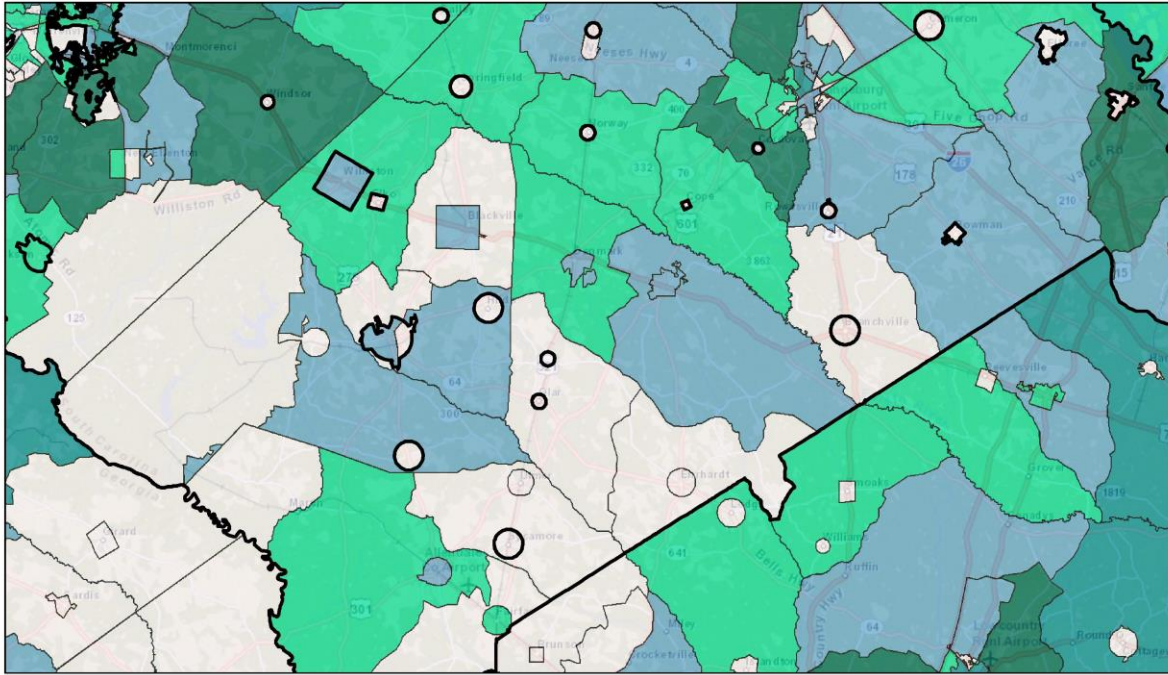
Household Density and Size

The following two sets of maps show the distribution of households in the community. The first map looks at the total distribution of households in Lower Savannah. The second set of maps displays average household size, giving a view of where larger and smaller families tend to live throughout the region.

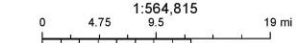
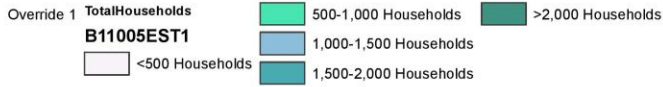


Household Distribution - North

Household Distribution - South -



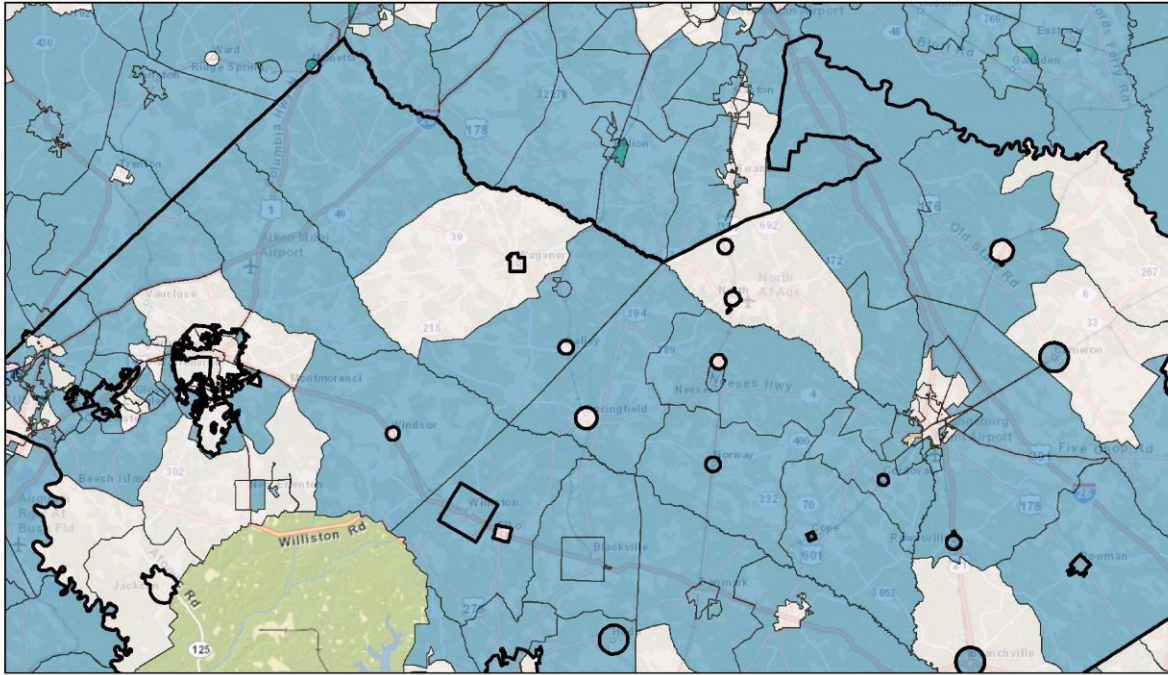
February 29, 2016



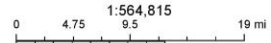
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Household Distribution - South

Average Household Size - North -



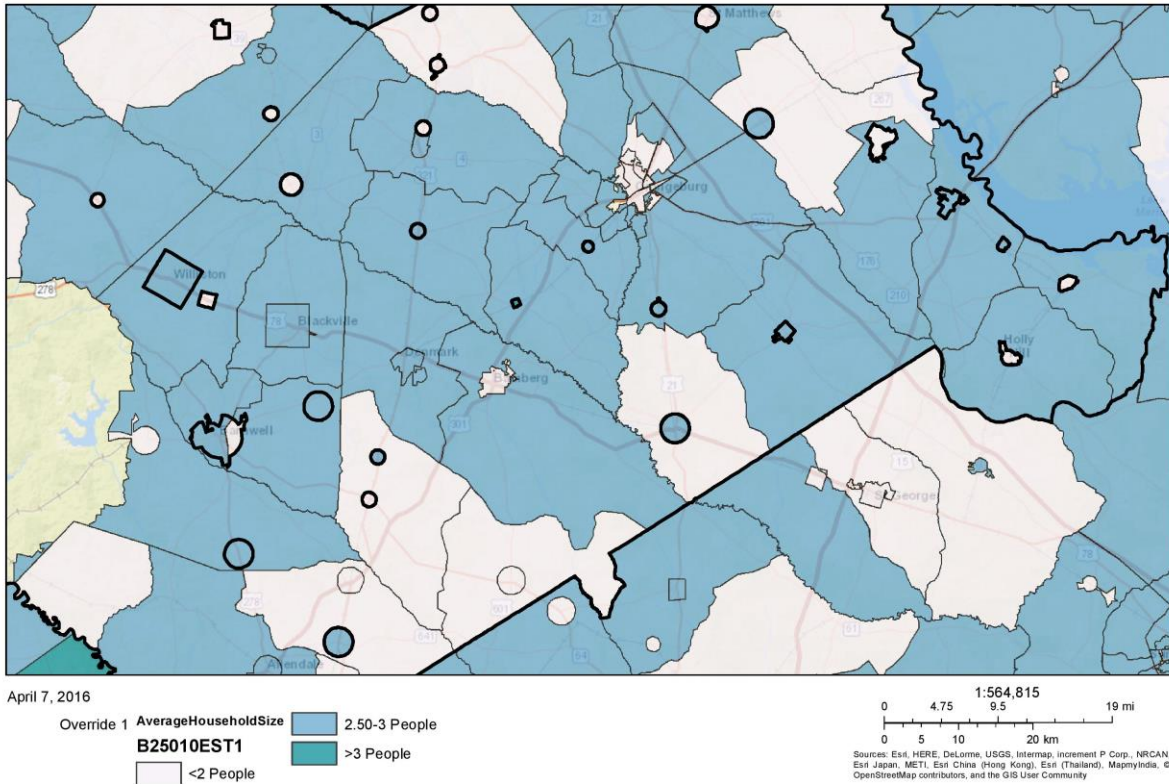
February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Average Household Size - North

Average Household Size - South -



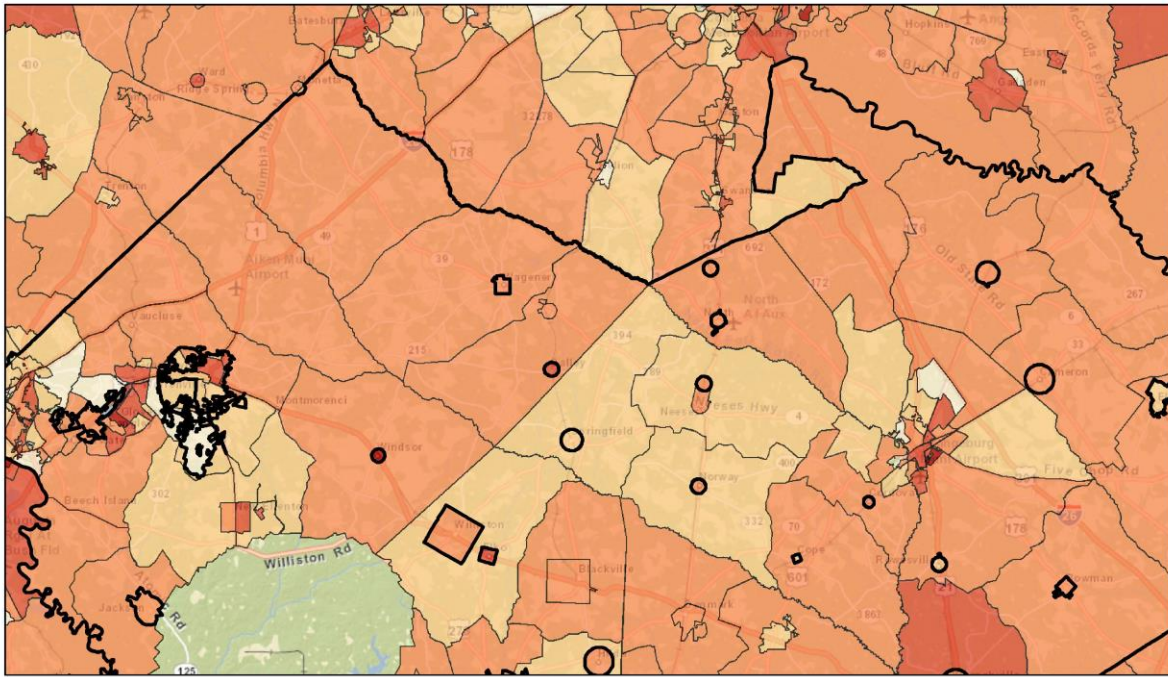
Average Household Size - South

Low and Moderate Income Households

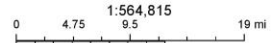
The following series of maps displays concentrations of Low and Moderate Income (LMI) households throughout Lower Savannah. The first set of maps displays the distribution of moderate-income households, whereas the second set focuses on low-income, and the third set on extremely low-income.

Data source: The data source for these maps is 2007-2011 American Community Survey Estimates.

Moderate Income Households - North -



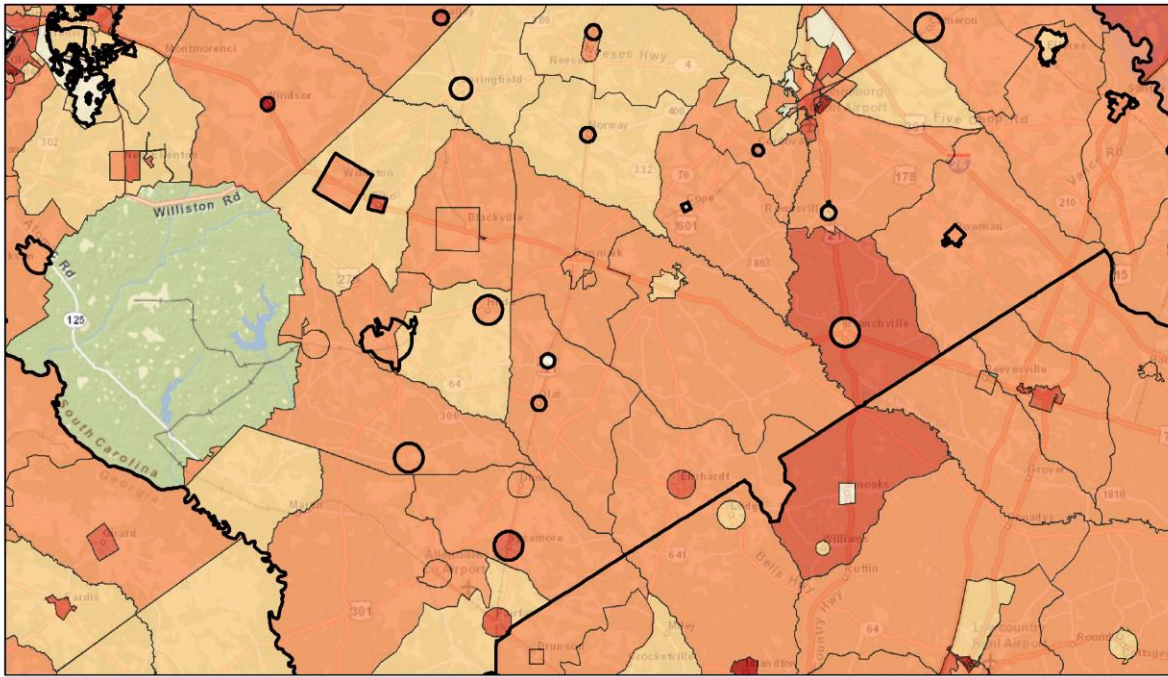
March 1, 2016



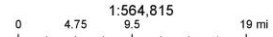
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Moderate Income Households - North

Moderate Income Households - South -



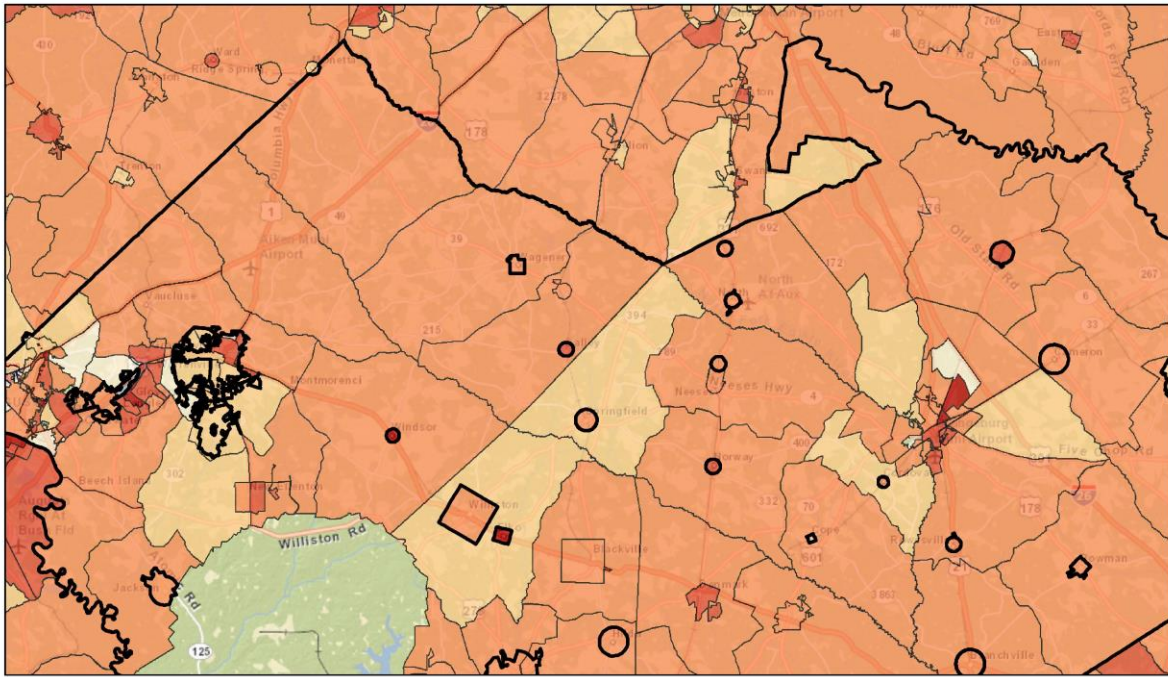
February 29, 2016



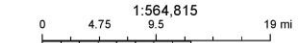
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Moderate Income Households - South

Low Income Households - North -



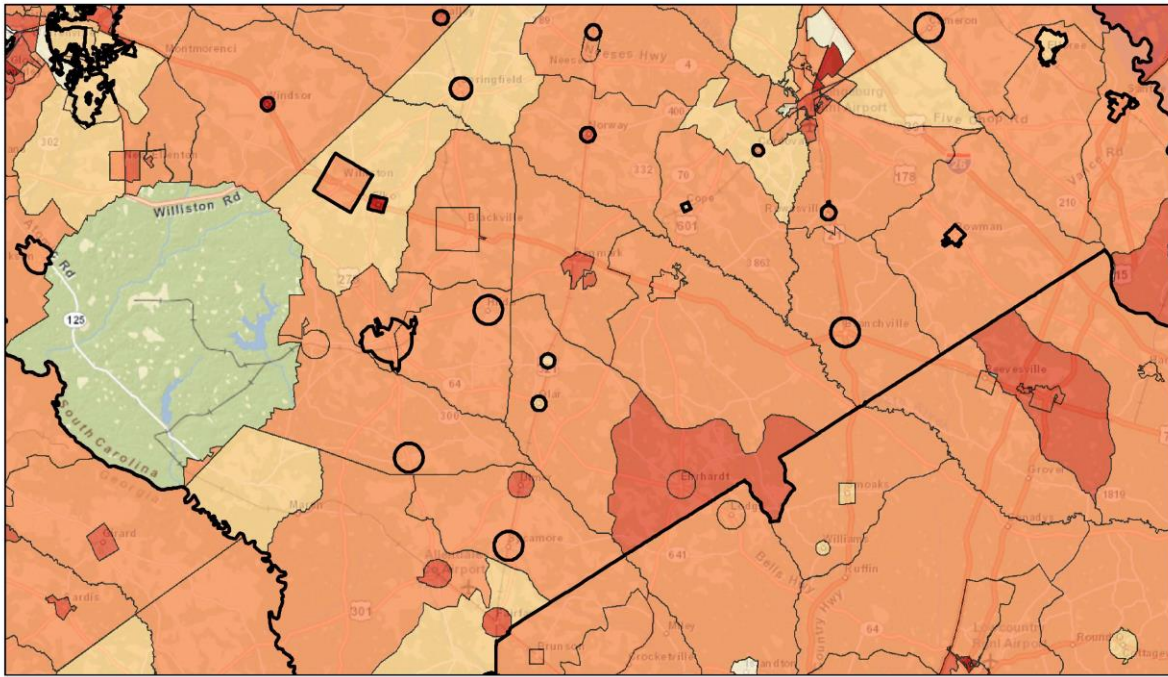
February 29, 2016



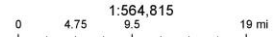
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Low Income Households - North

Low Income Households - South -



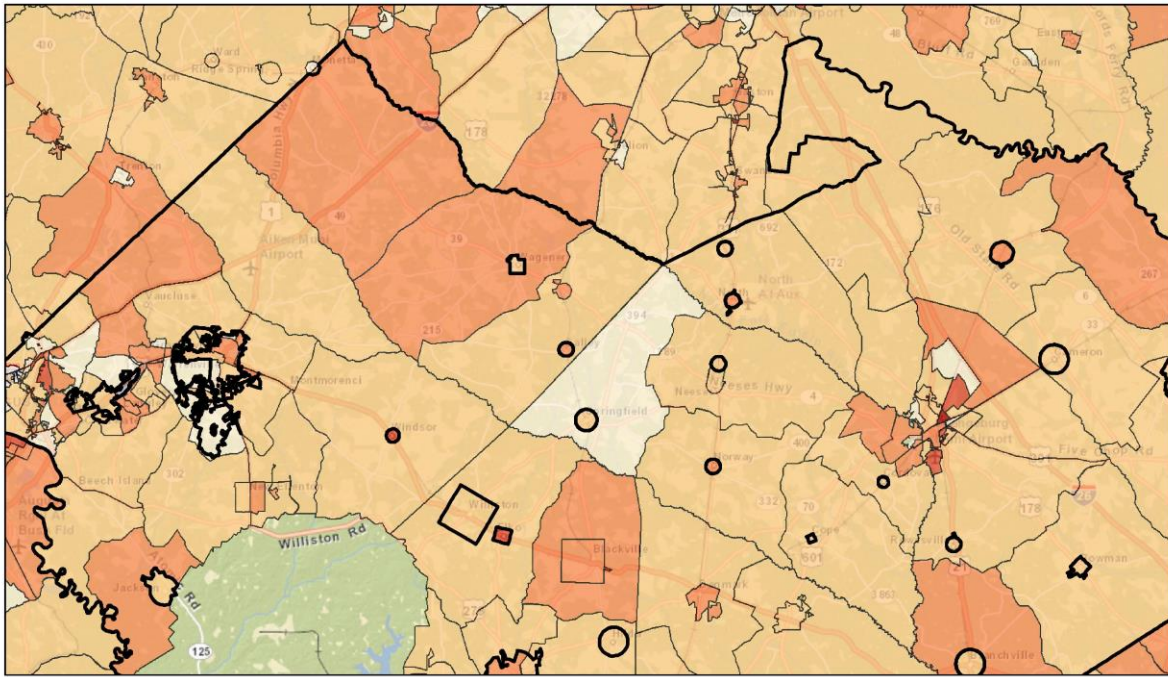
February 29, 2016



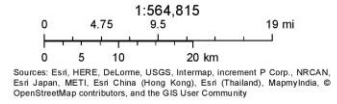
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Low Income Households - South

Extremely Low Income Households - North -

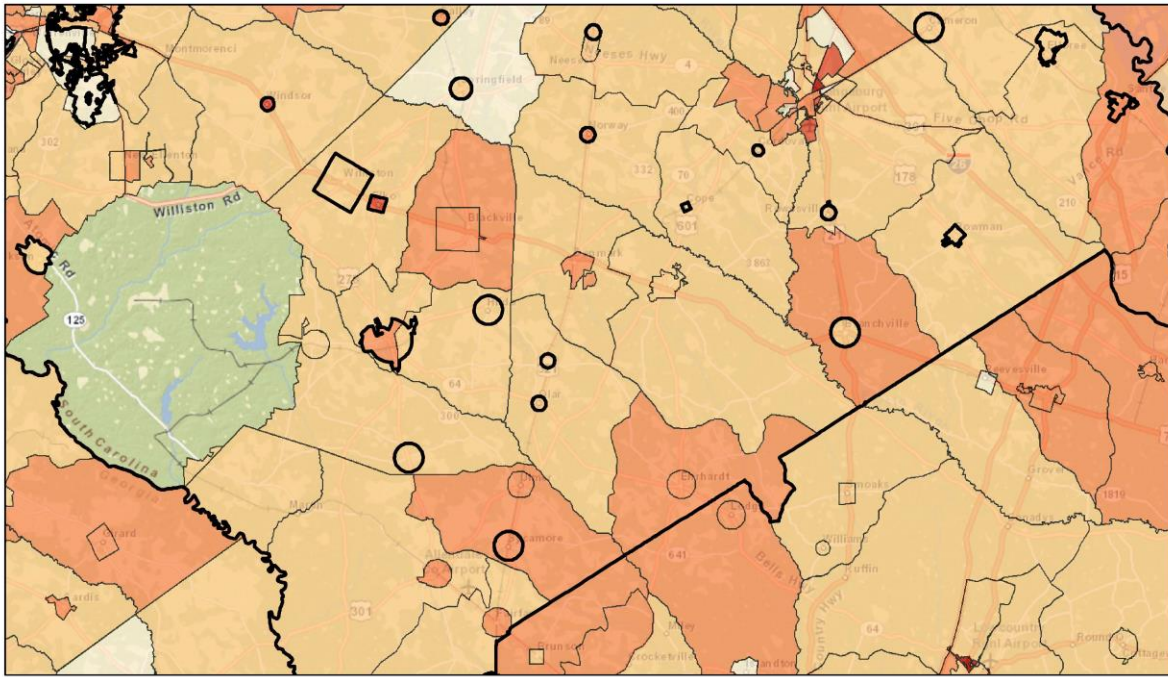


February 29, 2016

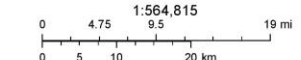


Extremely Low Income Households - North

Extremely Low Income Households - South -



February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Extremely Low Income Households - South

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	161	58	95	104	418	250	30	73	44	397
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	255	68	55	50	428	35	25	84	24	168
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	256	186	258	65	765	100	82	193	48	423
Housing cost burden greater than 50% of income (and none of the above problems)	4,706	1,436	232	45	6,419	3,601	1,858	1,413	256	7,128

	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
Housing cost burden greater than 30% of income (and none of the above problems)	837	2,670	2,096	358	5,961	1,358	2,093	2,941	1,537	7,929
Zero/negative Income (and none of the above problems)	2,100	0	0	0	2,100	1,537	0	0	0	1,537

Table 7 – Housing Problems Table

Alternate Data Source Name:
MACH 2016
Data Source
Comments:

The table above gives a big-picture overview of housing problems in Lower Savannah. Using 2012 CHAS data, it provides the numbers of households experiencing each category of housing problem broken out by income ranges (up to 100% AMI) and owner/renter status. For example, looking at the first data cell (top left) we see that 417 renter households in the region made 30% or below the area median income (AMI) and lacked complete plumbing or kitchen facilities

Cost burden is clearly the biggest housing problem in Lower Savannah in terms of sheer numbers – a common trend in many communities across the state and nation today. According to the 2012 CHAS data there were 5,744 renters and 8,608 homeowners (in the 0% to 100% AMI range) spending more than 30% of their income on housing costs. The bigger picture is actually worse, though, because these figures do not include households that earn more than 100% of the median income – a distinction that will be further discussed in the cost burden section below.

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	5,364	1,750	640	265	8,019	3,971	1,989	1,770	369	8,099
Having none of four housing problems	2,159	4,440	5,453	2,716	14,768	2,360	6,845	11,434	8,527	29,166
Household has negative income, but none of the other housing problems	2,100	0	0	0	2,100	1,537	0	0	0	1,537

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

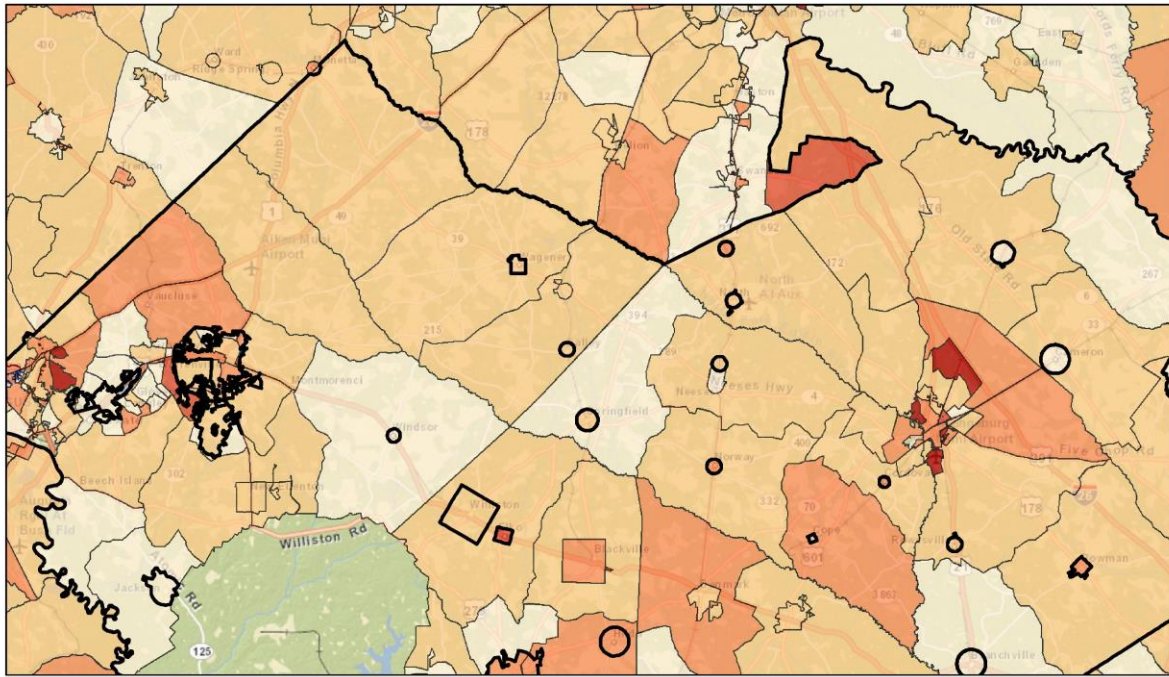
The above table shows households with at least one severe housing problem broken out by income and occupancy. The broad trend in the data is simply the lower the income in a household, the greater presence of severe housing problems.

LMI Households with Severe Housing Problems

The following three sets of maps show the concentrations of moderate income, low income, and severely low income households that have at least one severe housing problem.

Data source: The data source for these maps is 2007-2011 American Community Survey Estimates.

Moderate Income Households with Severe Housing Problems - North -



February 29, 2016

Override 1 MIHHWithHousingProblems
 T2_LE80_HP2_PCT

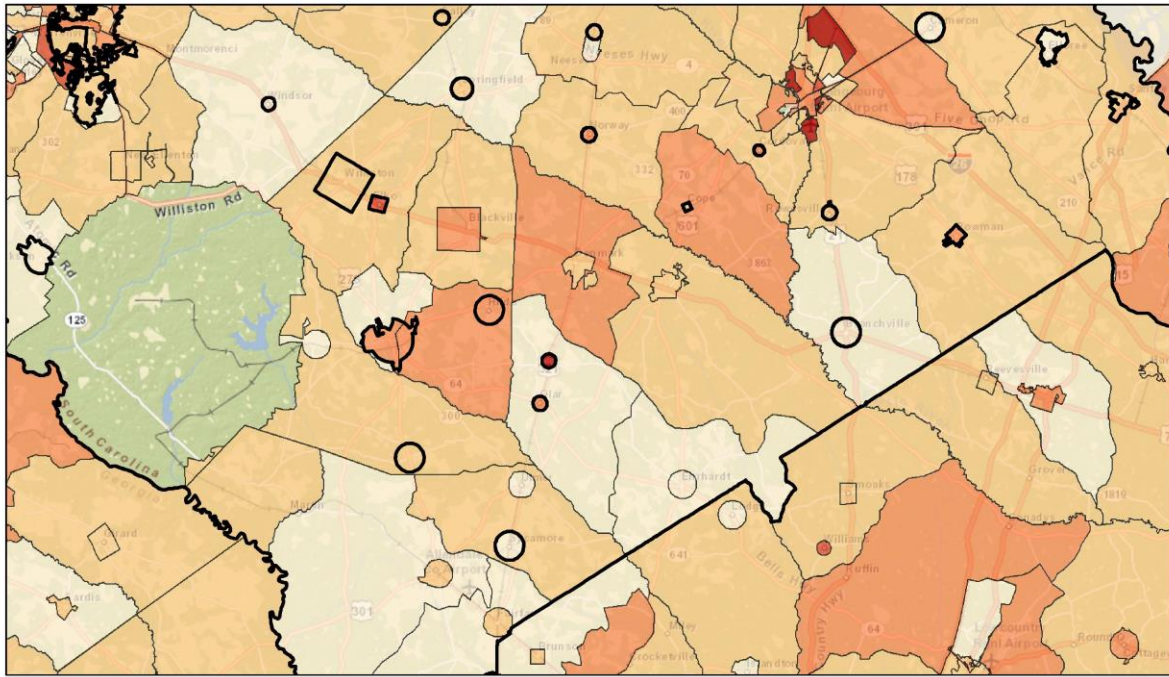
Light Orange	20-40%	Dark Orange	>80%
Medium Orange	40-60%	Red	60-80%
Lightest Orange	<20%		

1:564,815
 0 4.75 9.5 19 mi

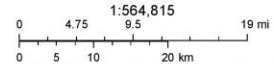
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Moderate Income Households with Severe Housing Problems - North

Moderate Income Households with Severe Housing Problems - South -



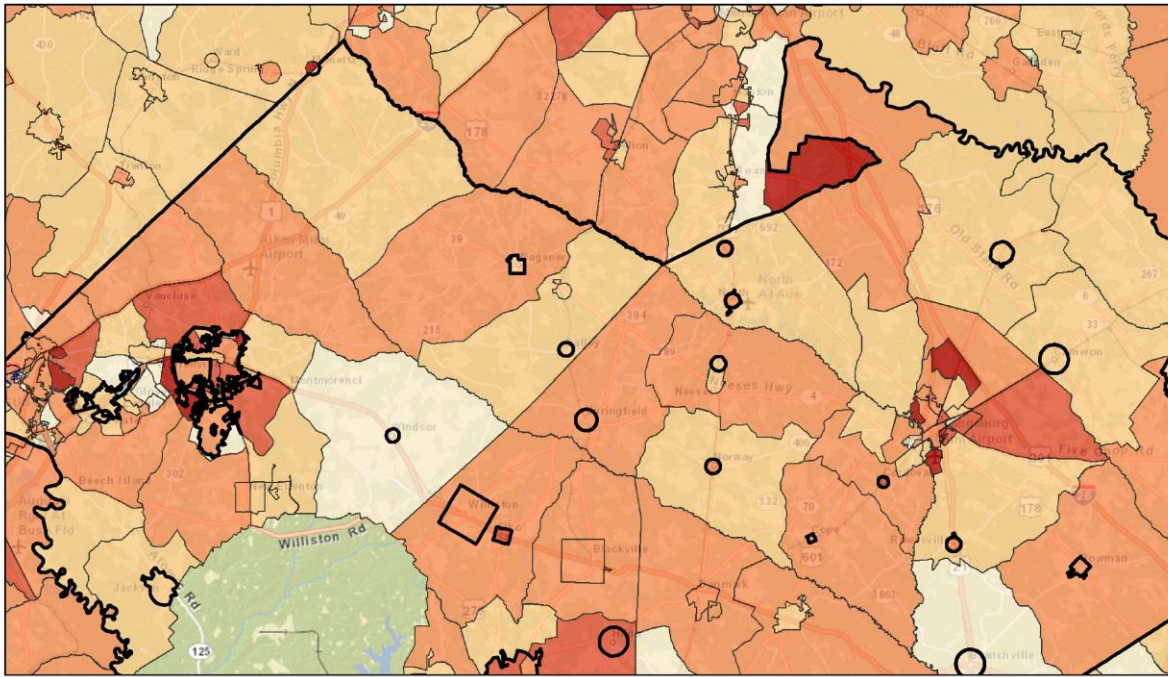
February 29, 2016



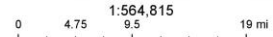
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

Moderate Income Households with Severe Housing Problems - South

Low Income Households with Severe Housing Problems - North -



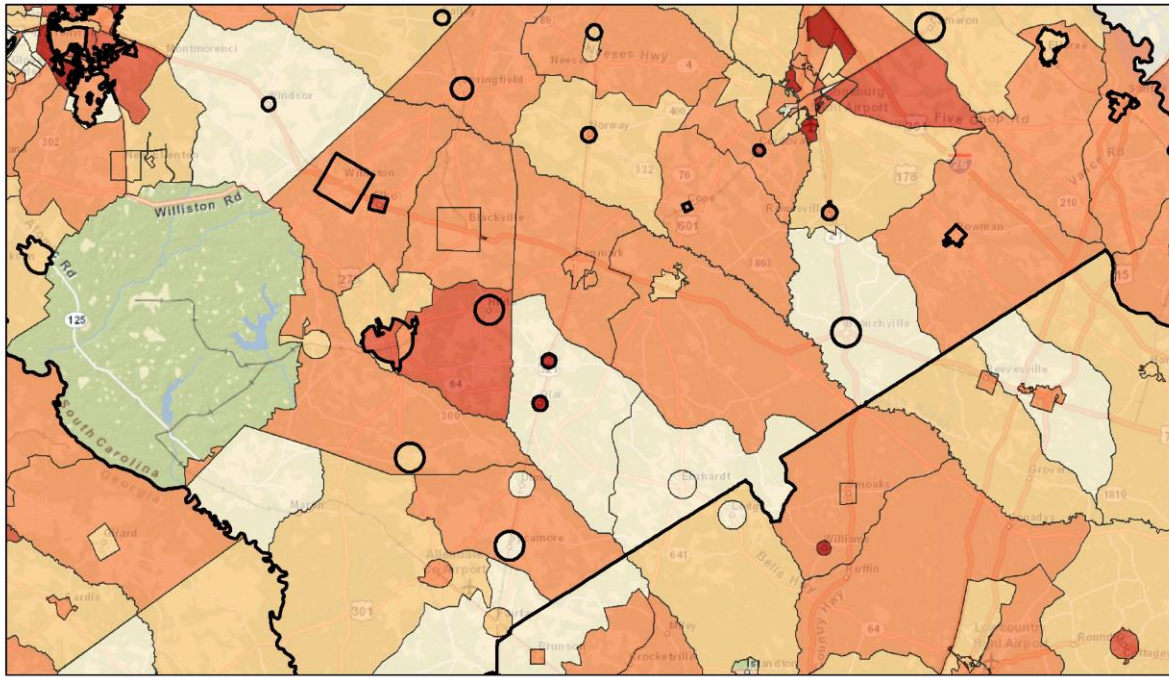
February 29, 2016



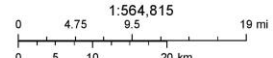
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Low Income Households with Severe Housing Problems - North

Low Income Households with Severe Housing Problems - South -



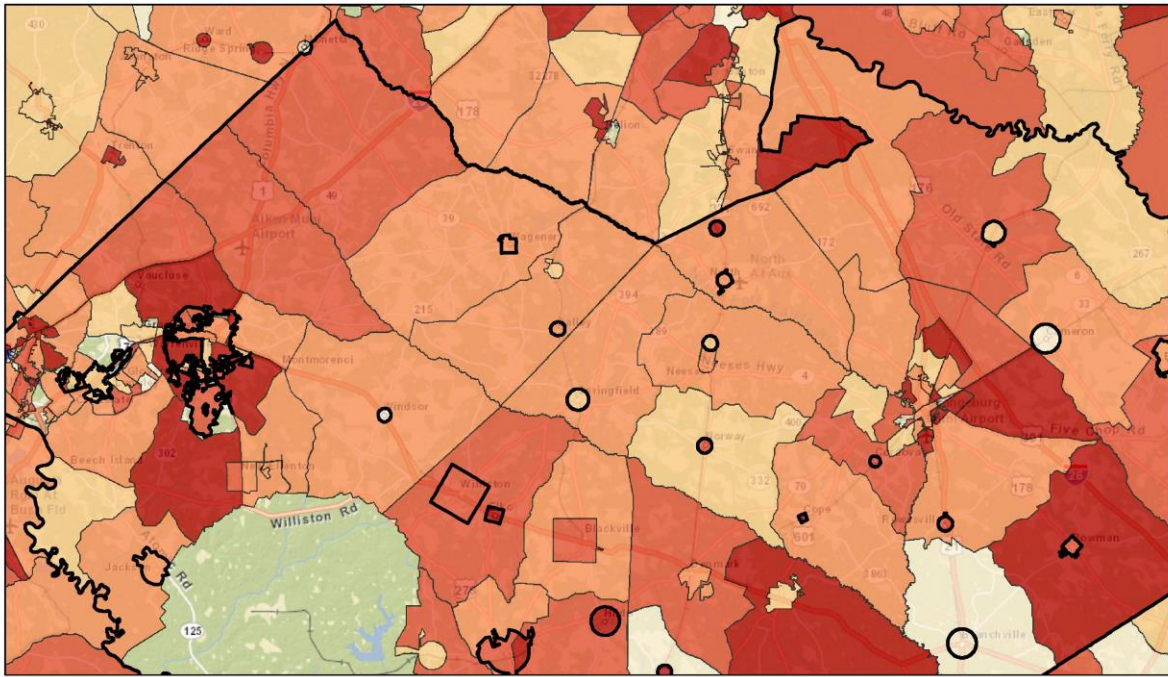
February 29, 2016



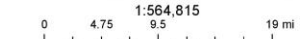
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Low Income Households with Severe Housing Problems - South

Extremely Low Income Households with Severe Housing Problems - South -



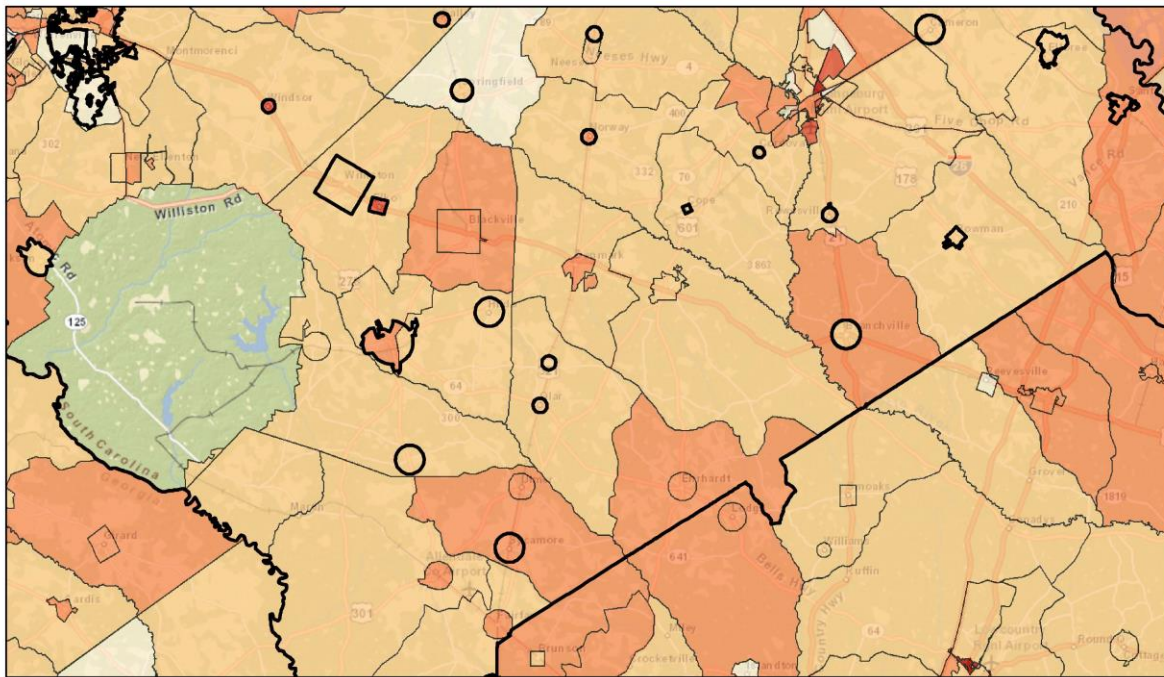
March 1, 2016



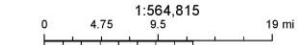
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Extremely Low Income Households with Severe Housing Problems - North

Extremely Low Income Households - South -



February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

Extremely Low Income Households with Severe Housing Problems - South

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	2,560	1,638	913	5,111	1,386	1,043	1,791	4,220
Large Related	642	370	144	1,156	192	166	223	581
Elderly	984	771	424	2,179	2,485	2,002	1,756	6,243
Other	1,839	1,527	967	4,333	1,071	836	647	2,554
Total need by income	6,025	4,306	2,448	12,779	5,134	4,047	4,417	13,598

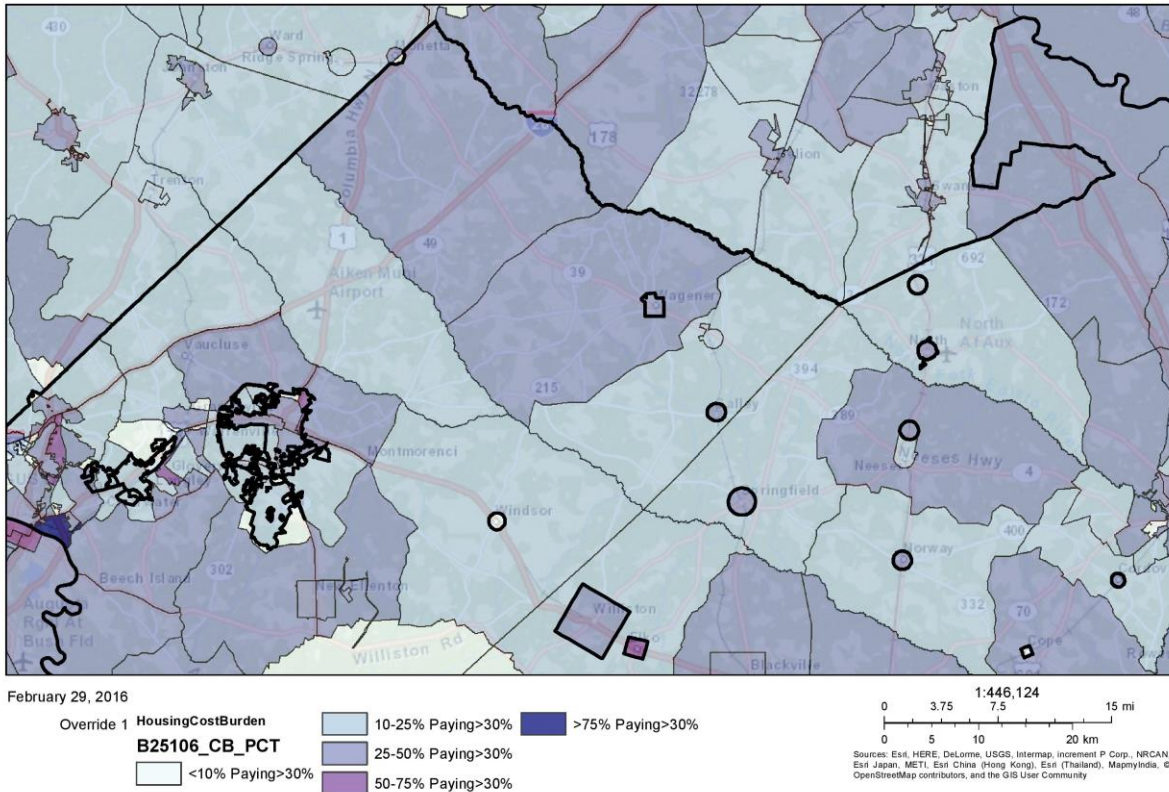
Table 9 – Cost Burden > 30%

Alternate Data Source Name:
MACH 2016
Data Source
Comments:

Cost Burden

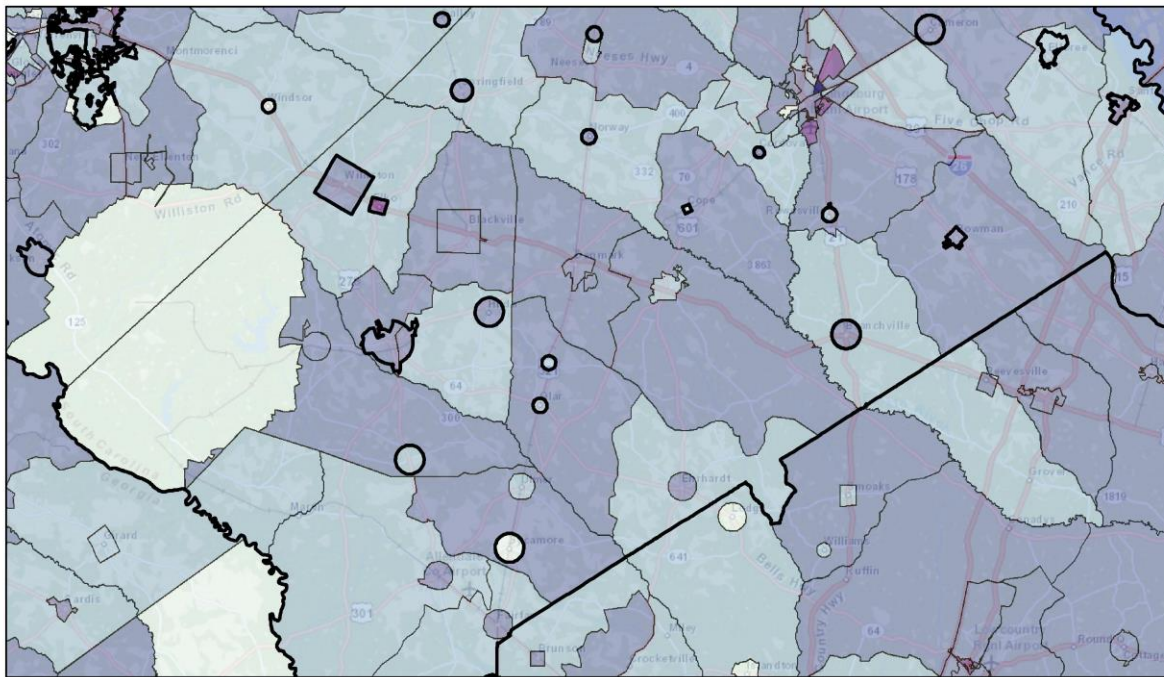
The table above displays 2012 CHAS data on cost-burdened households in Lower Savannah in the 0% to 80% AMI cohorts. HUD defines cost-burden as paying more than 30% monthly income on housing costs. The maps below show the distribution of cost-burdened households.

Cost Burdened Households -



Cost Burdened Households - North

Cost Burdened Households - South -



February 29, 2016

Override 1 **HousingCostBurden**
B25106_CB_PCT
 <10% Paying>30%
 10-25% Paying>30%
 25-50% Paying>30%
 50-75% Paying>30%
 >75% Paying>30%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Cost Burdened Households - South

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	2,272	577	24	2,873	1,052	583	540	2,175
Large Related	517	122	20	659	163	69	97	329
Elderly	681	228	114	1,023	1,684	860	661	3,205
Other	1,614	604	99	2,317	787	404	135	1,326
Total need by income	5,084	1,531	257	6,872	3,686	1,916	1,433	7,035

Table 10 – Cost Burden > 50%

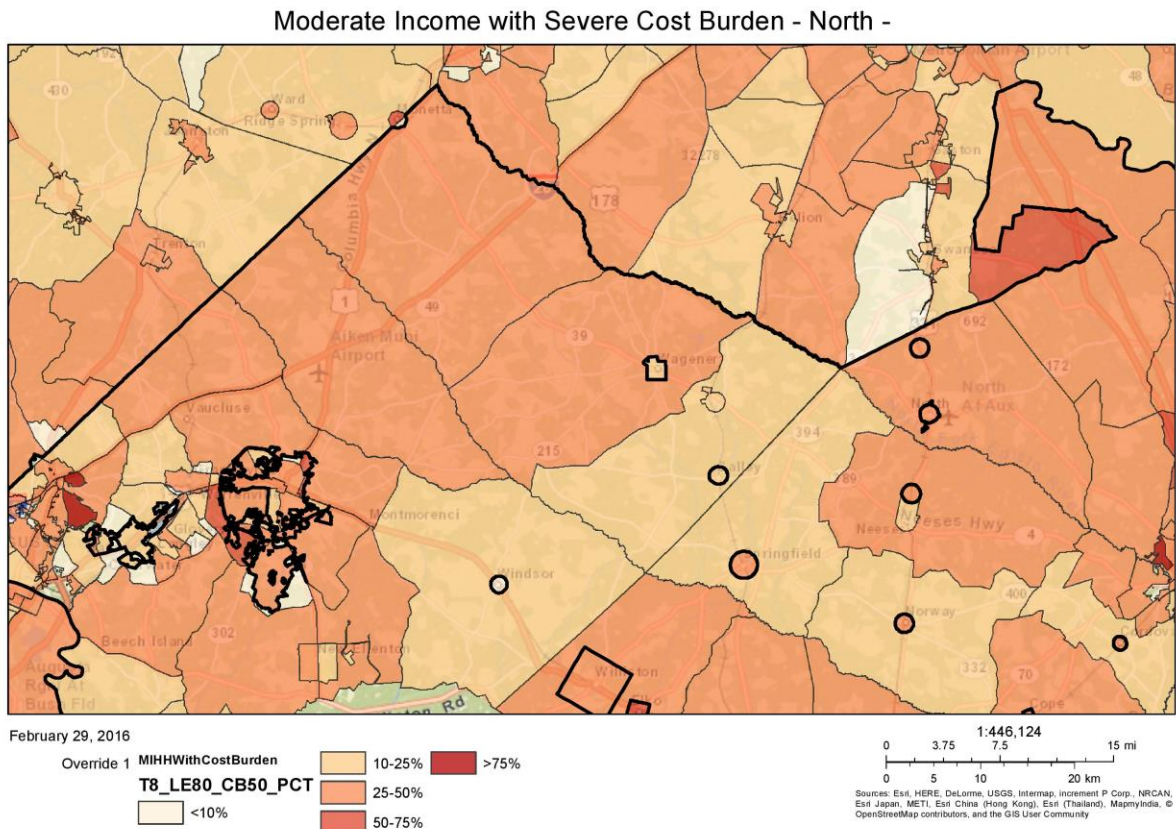
Alternate Data Source Name:
 MACH 2016
 Data Source
 Comments:

The data above highlights the problem of severe cost burden in Lower Savannah, which is defined as paying more than 50% of household income on housing costs.

Severely Cost Burdened LMI Households

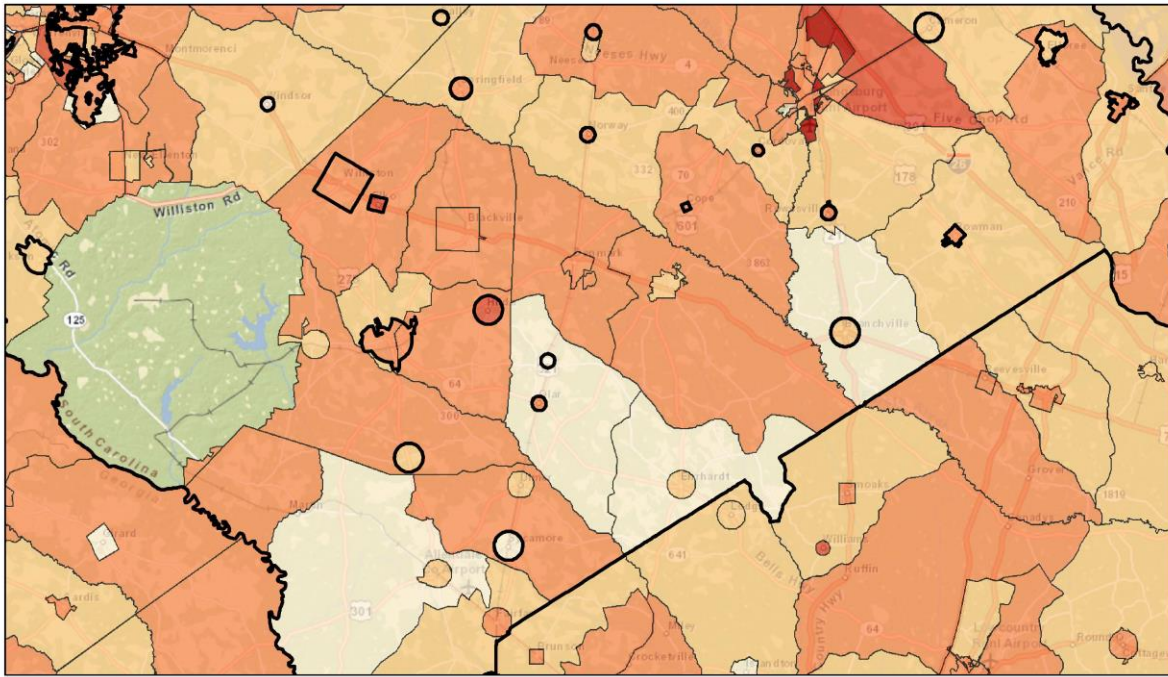
The below series of maps displays the percentages of moderate, low, and extremely low income households that are severely cost burdened in Lower Savannah.

Data source: The data source for these maps is 2007-2011 American Community Survey Estimates.



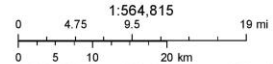
Moderate Income, Severe Cost Burden - North

Moderate Income with Severe Cost Burden - South -



February 29, 2016

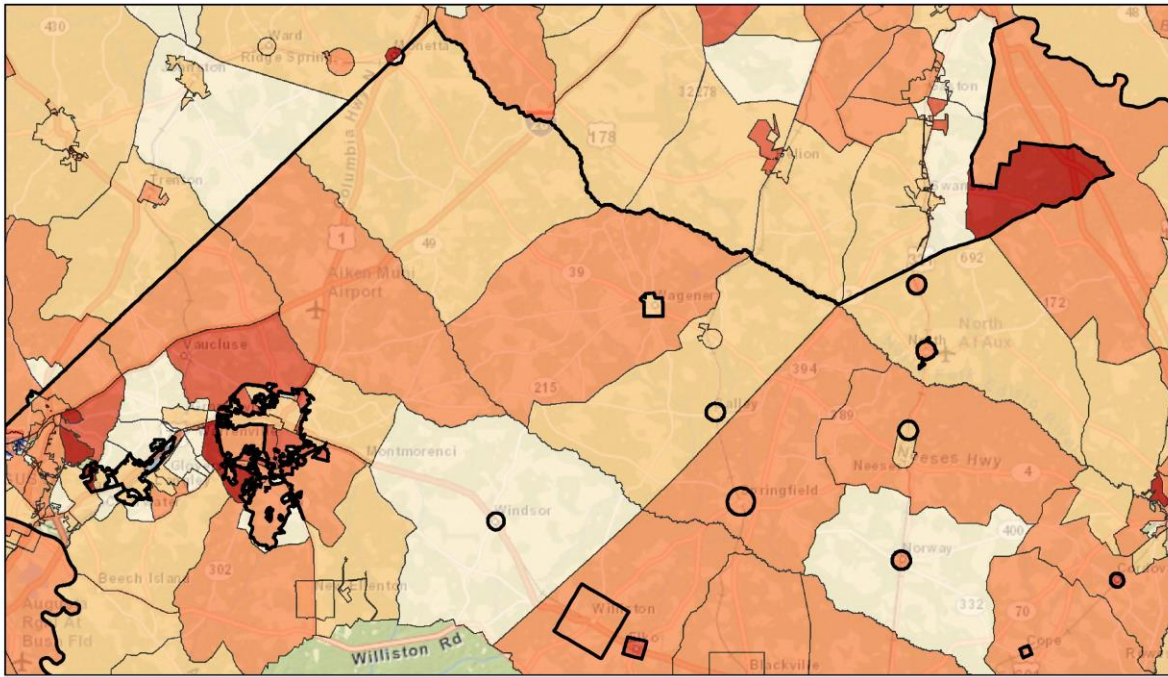
Override 1 MIHHWithCostBurden
T8_LE80_CB50_PCT
 <10%
 10-25%
 25-50%
 50-75%
 >75%



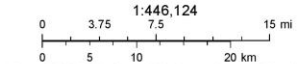
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

Moderate Income, Severe Cost Burden - South

Low Income with Severe Cost Burden - North -



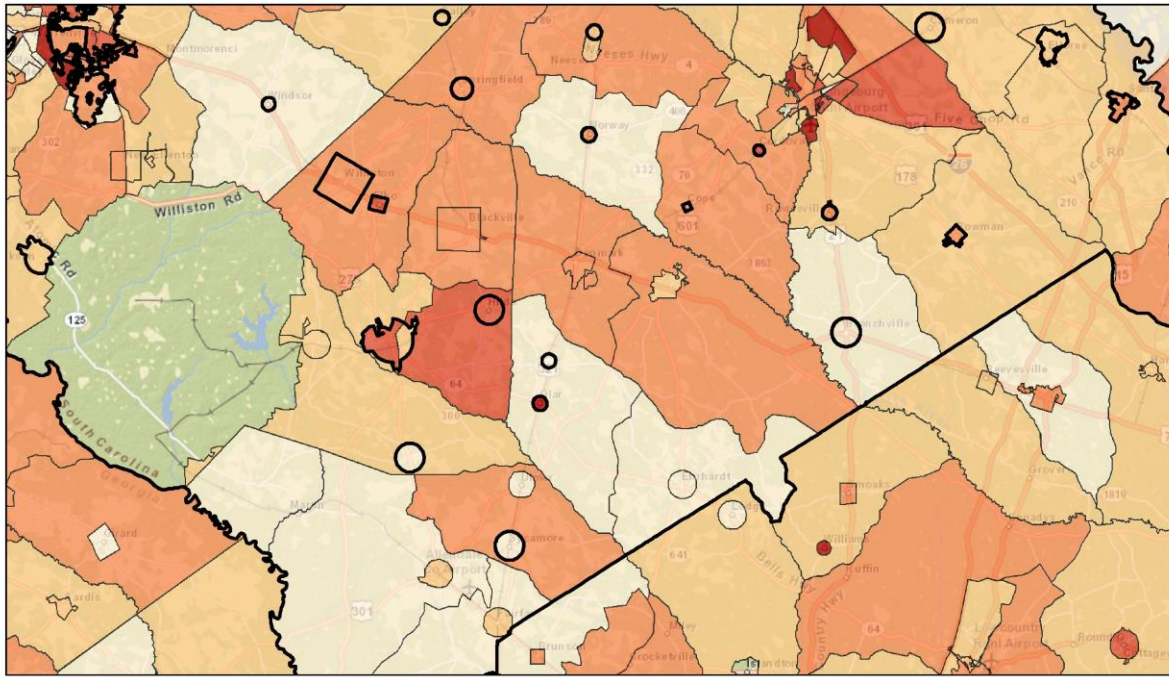
February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Low Income with Severe Cost Burden - North

Low Income with Severe Cost Burden - South -



February 29, 2016

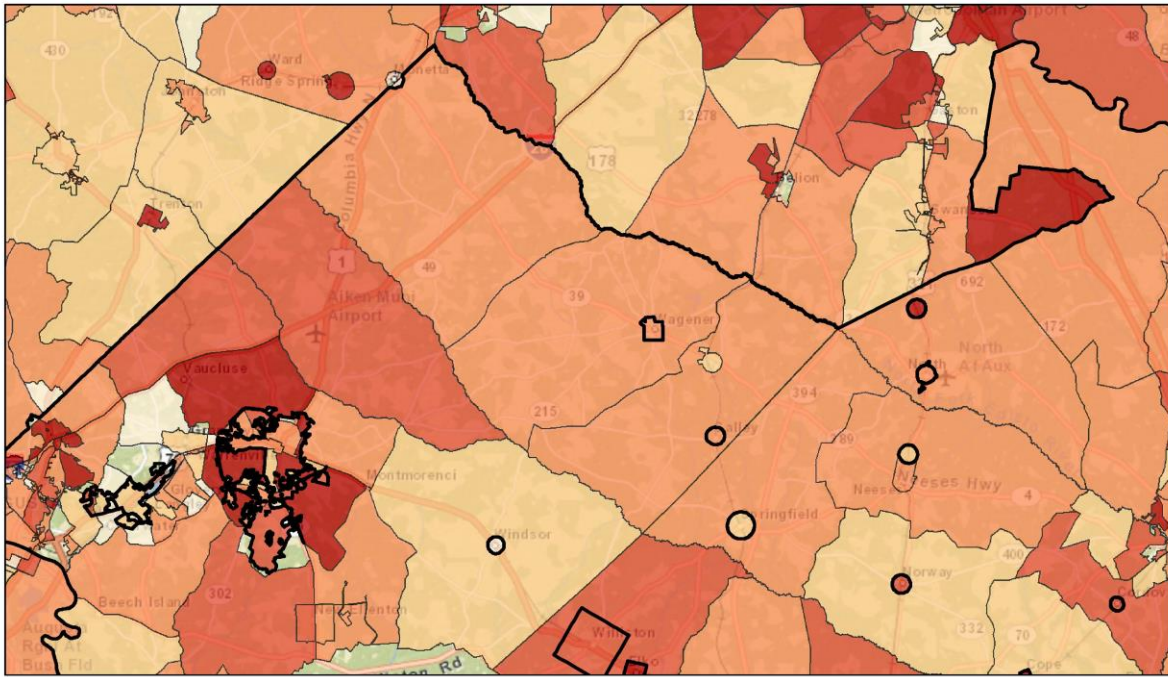
Override 1 LIHHWithCostBurden
T8_LE50_CB50_PCT
 <20%
 20-40%
 40-60%
 60-80%
 >80%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

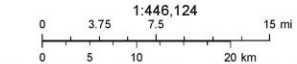
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Low Income with Severe Cost Burden - South

Extremely Low Income with Severe Cost Burden - North -



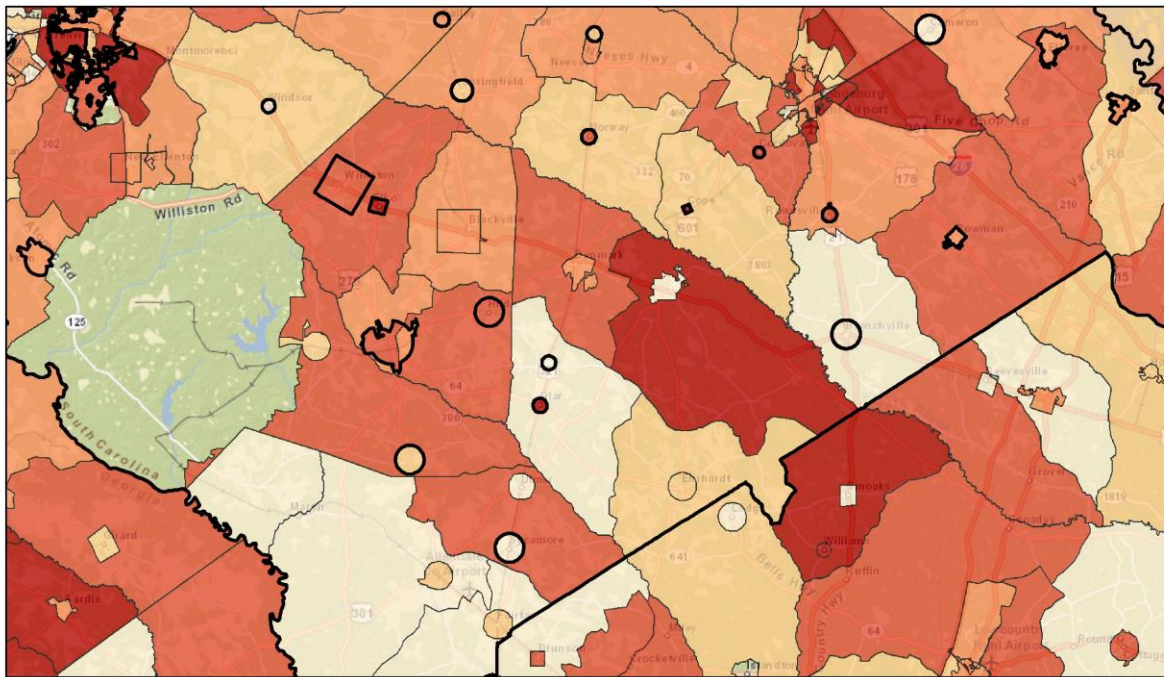
February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Extremely Low Income with Severe Cost Burden - North

Extremely Low Income with Severe Cost Burden - South -



February 29, 2016

Override 1 ELIHHWithCostBurden
T8_LE30_CB50_PCT
 <20%
 20-40%
 40-60%
 60-80%
 >80%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Extremely Low Income with Severe Cost Burden - South

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	458	244	207	65	974	125	89	163	32	409
Multiple, unrelated family households	43	14	80	0	137	10	18	114	40	182
Other, non-family households	30	0	25	50	105	25	0	0	0	25
Total need by income	531	258	312	115	1,216	160	107	277	72	616

Table 11 – Crowding Information - 1/2

Data 2011-2015 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 12 – Crowding Information – 2/2

Data Source
Comments:

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

The Five-Year Estimates of the 2014 American Community Survey show that 29.7% of occupied housing units in Lower Savannah (36,056 households) are single-person households. The distribution of single-person households varies throughout the region. Bamberg County has the highest proportion of single-person households with 36.6% (2,114 households total) and Calhoun County has the lowest proportion with 27.2% (1,668 households total). Furthermore, single-person households are much more likely to be renters. Approximately 37.9% of renter-occupied units are single-person households as compared to 26.7% of owner-occupied households.

Because single-person households are more likely to be renters, it's important to note that ACS estimates show 43.4% of renters in Lower Savannah are cost burdened - meaning they pay more than 30% of their income on housing costs (2014 ACS). In contrast, 30.4% of homeowners are cost burdened. Overall, these percentages represent a significant portion of the population experiencing housing cost burden and needing assistance. Furthermore, the poverty rate in the region has increased to 21.9%.

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.

South Carolina currently has the highest domestic violence homicide rate in the nation, as ranked by the Violence Policy Center. According to the South Carolina Domestic Violence 2014-2015 State Report, 19,414 victims of “Intimate Partner Violence (including Domestic Violence, Dating Violence, and Sexual Assault as it occurs in the context of Domestic or Dating Violence)” began receiving assistance from SC programs for the first time since October 1, 2014. DSS provided various services, including housing advocacy, to individuals residing in a shelter and to individuals not residing in a shelter.

In the Lower Savannah Region, Aiken County had 1,486 cases of domestic violence in 2012 (most recent available data, SCIBRS, SLED). Allendale County had 87 cases of domestic violence, Bamberg County had 180 cases, Barnwell County had 438 cases, Calhoun County had 157 cases, and Orangeburg County had 1,204 cases.

It is often difficult to quantify cases of domestic violence, dating violence, sexual assault and stalking, as many victims do not report these crimes.

In Aiken County, 20,863 individuals have a disability. In Allendale County, 2,195 individuals have a disability; in Bamberg County there are 3,524 individuals; in Barnwell County there are 4,938; in Calhoun County there are 2,638; in Orangeburg County there are 15,556 individuals.

What are the most common housing problems?

Like many communities across the nation, affordability is the largest housing problem in Lower Savannah. 2009-2013 ACS 5-Year Estimates data show 32.2% of renters and 30.4% of homeowners with a mortgage as paying more than 30% of their income on housing costs. In total, nearly 35,000 households are financially overstretched due to housing. That's a very significant portion of the population experiencing housing cost burden.

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

The 2012 CHAS data, while yielding different totals than the recent Census, provide a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range (30% AMI and below) is statistically more likely to have at least one problem than other income ranges, and extremely low-income renters more so than owners. When those facts intersect we see that low and extremely low-income renters are more affected by housing problems than other groups. For example, extremely low-income renter households show a greater existence of severe housing cost burden than all other groups.

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

As indicated in 2008-2012 CHAS data, lack of affordability housing is by far the greatest housing problem for extremely low-income households (households earning less than 30% AMI) and families with children in the region. For extremely low income households, over 52% of homeowner households 0-30% AMI have severe housing cost burden greater than 50% and 76% of renter households 0-30% AMI have severe housing cost burden greater than 50%. That means there are 10,473 households in the region that are both extremely low income and have severe housing cost burden, and are at imminent risk of becoming homeless.

In Aiken County, 10.8% of low-income households included children under the age of 18. In Allendale County, 17% included children; Bamberg County has 14.1%; Barnwell County has 19.8%; Calhoun County has 9.1%; Orangeburg County has 14.5% of low-income households.

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:

Individual jurisdictions in region do not provide such estimates

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

Persons identified to be at increased risk include: persons who are extremely low income, persons with disabilities, persons fleeing domestic violence, homeless persons being discharged from crisis units, hospitals and jails, unaccompanied youth, and youth aging out of foster care. Prevention assistance is also primarily provided to persons who have already received notice that eviction proceedings have been started in court (rather than just a three day notice from landlord), since they are the households most likely to be evicted without assistance.

As indicated in 2008-2012 CHAS data, lack of affordable housing is by far the greatest housing problem for extremely low-income households (households earning less than 30% AMI) and families with children in Lower Savannah. For extremely low income households, over 52% of homeowner households earning between 0-30% AMI have severe housing cost burden greater than 50%, and 76% of renter households 0-30% AMI have severe housing cost burden greater than 50%. That means there are 10,473 households in the region that have both extremely low income and severe housing cost burden, and are therefore at imminent risk of becoming homeless.

Discussion

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

This section compares the existence of housing problems among racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

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	11,533	2,309	3,637
White	4,070	1,179	1,285
Black / African American	6,741	1,043	2,197
Asian	68	0	0
American Indian, Alaska Native	62	8	0
Pacific Islander	0	0	0
Hispanic	519	70	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS

Source:

*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	8,473	6,556	0
White	3,069	3,687	0
Black / African American	4,774	2,459	0
Asian	90	0	0
American Indian, Alaska Native	18	4	0
Pacific Islander	0	0	0
Hispanic	413	360	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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	7,435	11,919	0
White	3,372	6,780	0
Black / African American	3,742	4,560	0
Asian	37	39	0
American Indian, Alaska Native	53	45	0
Pacific Islander	0	0	0
Hispanic	154	425	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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	2,536	9,377	0
White	1,211	5,487	0
Black / African American	1,139	3,600	0
Asian	10	25	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	10	0
Hispanic	174	98	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*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

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction-wide, 65% of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems. However, 100% of Asians in this income category experienced at least one housing problem - 35% higher than the jurisdictional rate. It should be noted that the population size for Asian households in this AMI cohort is very small, only 38.

Furthermore, in the 30%-50% AMI cohort Hispanic households experience a disproportionately greater need when it comes to housing problems. Jurisdiction-wide, 56% of persons in this income group experience at least one of the four housing problems – compared to 70% of Hispanics.

No racial or ethnic groups in Lower Savannah households in the 50%-80% AMI cohort or the 80%-100% income cohort experienced a disproportionate need in at least one of the four housing problems compared to jurisdiction as a whole.

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

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems among different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

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	9,335	4,519	3,637
White	3,266	1,999	1,285
Black / African American	5,415	2,370	2,197
Asian	68	0	0
American Indian, Alaska Native	62	8	0
Pacific Islander	0	0	0
Hispanic	509	80	25

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS

Source:

*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	3,739	11,285	0
White	1,203	5,529	0
Black / African American	2,171	5,085	0
Asian	90	0	0
American Indian, Alaska Native	10	12	0
Pacific Islander	0	0	0
Hispanic	178	595	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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	2,410	16,887	0
White	1,079	9,040	0
Black / African American	1,135	7,133	0
Asian	8	68	0
American Indian, Alaska Native	4	94	0
Pacific Islander	0	0	0
Hispanic	75	504	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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	634	11,243	0
White	247	6,428	0
Black / African American	366	4,366	0
Asian	0	35	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	10	0
Hispanic	4	268	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*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

By HUD’s definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems. Jurisdiction-wide, 55% of persons in the 0% - 30% AMI income cohort experienced at least one of the four housing problems at severe level. However, 80% of Hispanic households in this income category experienced at least one housing problem – a disparity of 25% for this group.

There were no racial or ethnic groups that experienced disproportionate need in the 30%-50% AMI, 50%-80% AMI, and 80%-100% AMI income cohorts.

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

This section compares the existence of housing cost burden and severe cost burden among racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	81,739	16,695	14,451	3,833
White	52,881	7,416	5,363	1,396
Black / African American	25,697	8,442	8,135	2,296
Asian	498	124	148	0
American Indian, Alaska Native	189	53	72	0
Pacific Islander	10	0	0	0
Hispanic	1,906	589	562	25

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

By HUD's definition of a disparity of 10% or higher, Hispanic households experience a disproportionate need when it comes to high cost burden (paying over 50% of monthly income on housing costs).

Jurisdiction-wide, 13% of households pay over 50% of monthly income on housing costs (cost burdened), compared to 26% of Hispanic Americans, which is double the jurisdiction's rate.

No racial or ethnic groups in in the region experience disproportionate need when it comes to severe regular cost burden.

By HUD's definition of a disparity of 10% or higher, Hispanic households experience a disproportionate need when it comes to high cost burden (paying over 50% of monthly income on housing costs). Jurisdiction-wide, 13% of households pay over 50% of monthly income on housing costs (cost burdened), compared to 26% of Hispanic Americans, which is double the jurisdiction's rate. [LW1]

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?

Housing Problems

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction-wide, 65% of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems. However, 100% of Asians in this income category experienced at least one housing problem - 35% higher than the jurisdictional rate. It should be noted that the population size for Asian households in this AMI cohort is very small, only 38.

Furthermore, in the 30%-50% AMI cohort Hispanic households experience a disproportionately greater need when it comes to housing problems. Jurisdiction-wide, 56% of persons in this income group experience at least one of the four housing problems – compared to 70% of Hispanics.

Severe Housing Problems

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems. Jurisdiction-wide, 55% of persons in the 0% - 30% AMI income cohort experienced at least one of the four housing problems at severe level. However, 80% of Hispanic households in this income category experienced at least one housing problem – a disparity of 25% for this group.

There were no racial or ethnic groups that experienced disproportionate need in the 30%-50% AMI, 50%-80% AMI, and 80%-100% AMI income cohorts.

Cost Burden

By HUD's definition of a disparity of 10% or higher, Hispanic households experience a disproportionate need when it comes to high cost burden (paying over 50% of monthly income on housing costs). Jurisdiction-wide, 13% of households pay over 50% of monthly income on housing costs (cost burdened), compared to 26% of Hispanic Americans, which is double the jurisdiction rate.

No racial or ethnic groups in in the region experience disproportionate need when it comes to severe regular cost burden.

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

No other needs are identified at this time.

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

Due to much racial diversity in the region, it is difficult to know the makeup of specific neighborhoods. However, this does not mean that there is not segregation, only that it is difficult to know the location of these segregation lines.

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

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the public housing authorities. The Aiken Housing Authority (AHA) and the South Carolina Region 3 Housing Authority are the two public housing agencies functioning within the Lower Savannah Region. Both agencies work closely with the South Carolina State Housing Finance and Development Authority in administering various housing public assistance programs.

The South Carolina Regional Housing Authority No. 3 manages several housing programs throughout the Lower Savannah Region. The Authority’s Homeownership Program is designed to transform renters into homeowners. It is responsible for all aspects of home ownership, from application to closing. The Authority’s Public Housing program provides subsidized housing assistance to qualified families in eleven South Carolina counties, including all counties within the Lower Savannah Region. The Public Housing program currently consists of 825 units in 16 developments and serves nearly 2,000 residents. The authority also manages the Section 8 Housing Choice Voucher Program, which provides assistance to low-income families in the private rental market.

The Aiken Housing Authority (AHA) manages several housing programs throughout Aiken County in the Lower Savannah Region that include the tenant- and project-based Section 8 assistance, tenant-based rental assistance projects funded through the HOME Investment Partnership Act, and other public housing programs.

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	977	1,418	104	1,312	0	0	0

Table 22 - 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
# Homeless at admission	0	0	2	9	0	9	0	0
# of Elderly Program Participants (>62)	0	0	108	160	16	144	0	0
# of Disabled Families	0	0	211	262	15	247	0	0
# of Families requesting accessibility features	0	0	977	1,418	104	1,312	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 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	48	169	32	137	0	0	0
Black/African American	0	0	928	1,243	70	1,171	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	1	4	2	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 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	12	23	5	18	0	0	0
Not Hispanic	0	0	965	1,395	99	1,294	0	0	0

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

Table 25 – 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:

Once an individual or family is placed on the waiting list, the wait time is 12 months or longer. This places individuals and families in a precarious situation for an extended period of time. Shelters are available in several locations in the area, but considering the fact that the region is primarily rural, moving to stay in a shelter may take the individual or family away from employment or any support network, such as extended family or religious community.

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?

Families constitute a minority of the total homeless population, and most of these families reside in transitional housing. 40% of those in transitional housing are individuals in families, 24% of those in emergency shelters are individuals in families, and 14% of those unsheltered are individuals in families.

Types of families eligible for public housing are:

- A. A family with or without children
- B. An elderly family
- C. A near-elderly family
- D. A disabled family
- E. A displaced family
- F. The remaining member of a tenant family
- G. A single person who is not an elderly or displaced person, a person with disabilities or the remaining member of a tenant family.

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

The needs of 504 participants are greater because they need modified accommodations.

Discussion

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

Introduction:

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. A major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one or more conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homelessness emerges as a social problem - with factors such as domestic violence, educational attainment, or race lying at the root. In reality, homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The Midlands Area Consortium for the Homeless (MACH), is a non profit organization and HUD registered Continuum of Care (CoC), and is designed to provide a community solution to homelessness. They work collaboratively to reduce the time that people spend in a homeless situation while promoting self sufficiency and independence for the people in the areas they serve – including the six (6) counties in Lower Savannah: Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg. Since 1994 MACH has existed to serve individuals and families currently experiencing homelessness and to aid those who are at risk of becoming homeless. MACH seeks to increase collaboration between all citizens of their region to help those who are most in need.

MACH represents 14 Counties across the Midlands of South Carolina. They advocate for issues and initiatives that will help end homelessness. MACH seeks to connect others as a collaborative network of individuals and organizations, and puts an emphasis on empowering clients to advocate for themselves and facilitate positive change.

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	327	113
Black or African American	716	285
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	21	3
Not Hispanic	1,045	399

Data Source
Comments:

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

Families account for 19% of the transitional housing population, those in emergency shelter facilities accounted for 24%, and those who were unsheltered for the night accounted for 8%.

Veterans constitute about 15% of the homeless population. 23% of homeless veterans are in emergency shelters, 13% are unsheltered, and 64% are in transitional housing.

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

Roughly 68% of sheltered, transitional housing and unsheltered individuals are black, about 30% are white, and the remaining population is “other” or “unknown”. Non-Hispanics are the majority of the homeless population, at approximately 98%. Hispanics make up only 2%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to MACH 2015 Count, there are much more sheltered than unsheltered, however there are small disparities in which category are more unsheltered. Veterans have 13% unsheltered, and Unaccompanied Children and Youth have 11%. Families have 8% unsheltered.

In 2014, The Lower Savannah region is believed to have had 56 unsheltered homeless individuals and 66 sheltered individuals, the majority of which were not members of families. 74% of the total population were 25-64 years old, 17% were under 18 years old, 7% were 18-24, and only 2% were 65 or older. This distribution is roughly the same for sheltered and unsheltered.

Of the total homeless population, 62% are male and 37% are female. Of unsheltered individuals, 67% are male and 32% are female. Of sheltered individuals, 59% are male and 40% are female. In each group 1% is unknown.

Mental illness and substance abuse are the primary types of disabilities and health conditions found in homeless individuals. Mental illness was reported by 12% of the total population, the sheltered, and the unsheltered. Substance abuse was reported by 12% of the total population, 14% of sheltered, and 9% of unsheltered. Physical disability was reported by 8% of the total population, 7% of the sheltered population, and 9% of the unsheltered population. Developmental disability was reported by 2% of the total population and of the sheltered, and by 3% of unsheltered.

Discussion:

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

Introduction

The primary groups with non-homeless special needs in Lower Savannah are the elderly, disabled (physical or mental), and those with HIV/AIDS (and their families). This section will explain who they are, their needs, and how the region is accommodating or should accommodate these needs.

Describe the characteristics of special needs populations in your community:

Elderly

The elderly (65+) make up 16.3% of the population in Lower Savannah (51,658) with most living in Aiken County and Orangeburg County. Elderly tend to be more female (56%) and in Aiken County and Orangeburg County, they are more likely to be veteran than the general population. (Source: American Community Survey 2014)

Elderly owner-occupied households have their own set of challenges. The cost of maintaining a home rises with the age of the house, and homeowner's insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property and the rise in insurance rates, and property taxes combined with rising costs associated with an overall decline in the owner's health. Elderly renter households are overwhelmingly low-income.

Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent to semi-independent lifestyle with close, convenient and immediate access to recreational, medical, and social service resources.

Disabled

16.4% of the population (approximately 51,445) of Lower Savannah has some sort of disability. Of this population, 33% are age 16 and over and in the work force, and 21.2% are age 16 and over and unemployed. (Source: American Community Survey 2014)

HIV/AIDS (and their families)

In 2013 there was a reported 1,194 total persons living with HIV/AIDS in the Lower Savannah region, with Bamberg County (697.8) and Orangeburg County (584.9) having some of the highest prevalence

rates in the state – ranking #2 and #6 respectively. Prevalence rates are the number of persons with HIV/AIDS per 100,000 persons. The state average was 333.9 in the same year.

Approximately 71.5% of persons with HIV/AIDS were Black or African American for the state as a whole in 2013. About 70% of persons living with HIV/AIDS are 40 years and over and persons 19 and under make up less than one percent in the state as a whole. (SCDHEC HIV/AIDS Data Surveillance Report, December 31, 2013)

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

Elderly

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, and other services, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes and other support facilities such as adult day care, respite and senior center facilities.

Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with aging. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Third, availability of ease of transportation is important for the same reason. Fourth, safety is a concern, since older Americans, especially those living alone, are particularly vulnerable to crime and financial exploitation. Fifth, weather and climate are considerations for many elderly people, since these are often factors in ease of transit as well as health.

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

HIV/AIDS (and their families)

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Approximately 71.5% of persons with HIV/AIDS were Black or African American for the state as a whole in 2013. About 70% of persons living with HIV/AIDS are 40 years and over and persons 19 and under

make up less than one percent in the state as a whole. (SCDHEC HIV/AIDS Data Surveillance Report, December 31, 2013)

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

Aiken County and Orangeburg County expressed the need of recreational facilities. In a recent study by Clemson University, Aiken County is in need of equitable countywide system of parks and recreational facilities to meet the diverse needs of Aiken County residents and visitors.

Calhoun County residents discussed a need for a new affordable apartment complex. The Town of Cameron residents also discussed about their interest in rental housing and how there may be a need.

Barnwell County residents discussed a need for a healthcare facility and railroad track.

How were these needs determined?

The need for public facilities was determined through a series of public hearings concerning community needs and priorities in all six counties of the Lower Savannah region, and was conducted by LSCOG. General questions and issues were raised from community members and LSCOG described possible functions of CDBG and HUD funds and also discussed the needs of the six Counties and municipalities working within the consortia. In addition to community meetings, the consortia accepts direct feedback through its website.

The Aiken County 2014-2024 Comprehensive Plan, with the help of Clemson University, identified the recreational goal to develop an equitable countywide system of parks and recreational facilities and programs to meet the diverse needs of Aiken County residents and visitors.

Describe the jurisdiction's need for Public Improvements:

Aiken, Allendale, Barnwell, and Orangeburg Counties all expressed a need to improve the water and sewer system in their communities. Among issues outlined were an aged water line system which has a rash of water line breaks, additional water system developments, and a lack of sewer in some areas.

Aiken County community members raised the high need of a new wastewater plant to replace the current ageing facility, Horse Creek Waste Water Treatment Plant. According to the Aiken County Public Service Authority (PSA), the current facility was designed and built in the late 1970's primarily to serve two large textile companies and the cities of Aiken and North Augusta, in Aiken County. The textile companies no longer operate and over the time period the facility has taken an increased load of wastewater from the surrounding counties. Furthermore, wastewater characteristics have changed over

the years along with new discharge limits, which will come into effect with the widening and deepening of the Savannah River.

Langley Dam in Aiken County is also in need of repairs. The 100 plus year old dam is leaking and is in need of immediate repairs.

Barnwell County residents discussed the need for downtown revitalization.

Aiken County residents discussed the need for I-20 and Hwy 39 area infrastructure updates.

How were these needs determined?

The need for public improvements was determined through a series of public hearings concerning community needs and priorities in all six counties of the Lower Savannah region, and was conducted by LSCOG. General questions and issues were raised from community members and LSCOG described possible functions of CDBG and HUD funds and also discussed the needs of the six Counties and municipalities working within the consortia. In addition to community meetings, the consortia accepts direct feedback through its website.

For the wastewater treatment facility, some basic preliminary evaluation has been completed and it has been determined that wastewater characteristics have changed dramatically along with the new discharge limits, which will come into effect with the widening and deepening of the Savannah River. The PSA is preparing to move forward with the upgrade process.

Describe the jurisdiction's need for Public Services:

All the counties expressed a need of workforce development and economic development programs. Aiken County residents were concerned about their ageing workforce. Allendale County residents expressed a need to workforce training, particularly in the areas of mechanics, operators, and machinery. Calhoun County discussed a need to start an incubator program.

The City of Orangeburg has concerns with homelessness.

Some of the Counties expressed a need to update and improve public safety in their areas. Aiken County discussed the need for new sub stations. Allendale County needs a new ladder truck and had other questions about the fire trucks and a fire truck grant. Orangeburg County talked about the high crime in areas with dilapidated structures.

The need for housing programs was discussed in all the Counties of Lower Savannah. Neighborhood revitalization was discussed in Allendale County, including talk of the lack of affordable housing and how buildings could be converted into mini housed as reduced rates, and rehab to rental to homeownership programs with a down payment assistance. Barnwell County residents discussed dilapidated housing, down payment assistance programs and other services to encourage homeownership. Calhoun County residents discussed about a possible need for public housing, and clarification of zoning. Orangeburg County residents discussed about dilapidated structures and the need for services to remove them, and also keep the area safe.

How were these needs determined?

The need for public services was determined through a series of public hearings concerning community needs and priorities in all six counties of the Lower Savannah region, and was conducted by LSCOG. General questions and issues were raised from community members and LSCOG described possible functions of CDBG and HUD funds and also discussed the needs of the six Counties and municipalities working within the consortia. In addition to community meetings, the consortia accepts direct feedback through its website.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Lower Savannah by analyzing housing indicators. Developing a picture of the current housing stock in the region and its communities begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

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

Introduction

This section examines the composition of Lower Savannah’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	87,635	62%
1-unit, attached structure	2,675	2%
2-4 units	6,152	4%
5-19 units	4,537	3%
20 or more units	2,332	2%
Mobile Home, boat, RV, van, etc	37,538	27%
Total	140,869	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

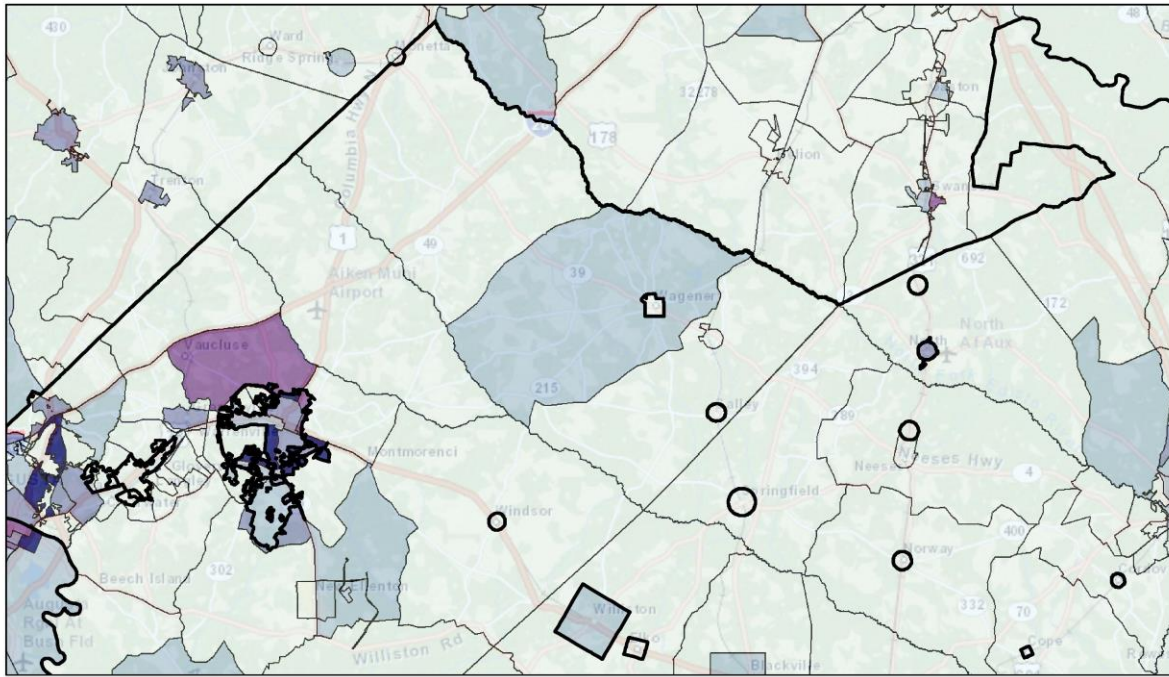
Residential Properties by Number of Units

The table above breaks down the region’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 62% of all housing units. The data found in the 2010-2014 American Community Survey indicate that multi-family developments (5 or more units) account for only 4% of all housing units in Lower Savannah and 27% of housing units are classified as mobile home, boat, RV, van, etc.

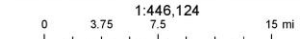
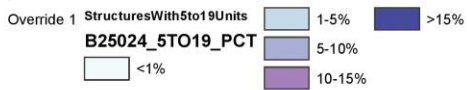
Multifamily Development Distribution

The two sets of maps below highlight multifamily housing distribution throughout the region. The first set shows the concentrations of small- to medium-sized multifamily developments (5-19 units). The second set details the prevalence of larger multifamily developments (20+ units). Purple and darker blue shading indicates census tracts with higher concentrations of these larger developments while the lighter blue and green shades show areas of lower concentration of large multi-family housing developments.

Small to Medium Multifamily Developments - North -



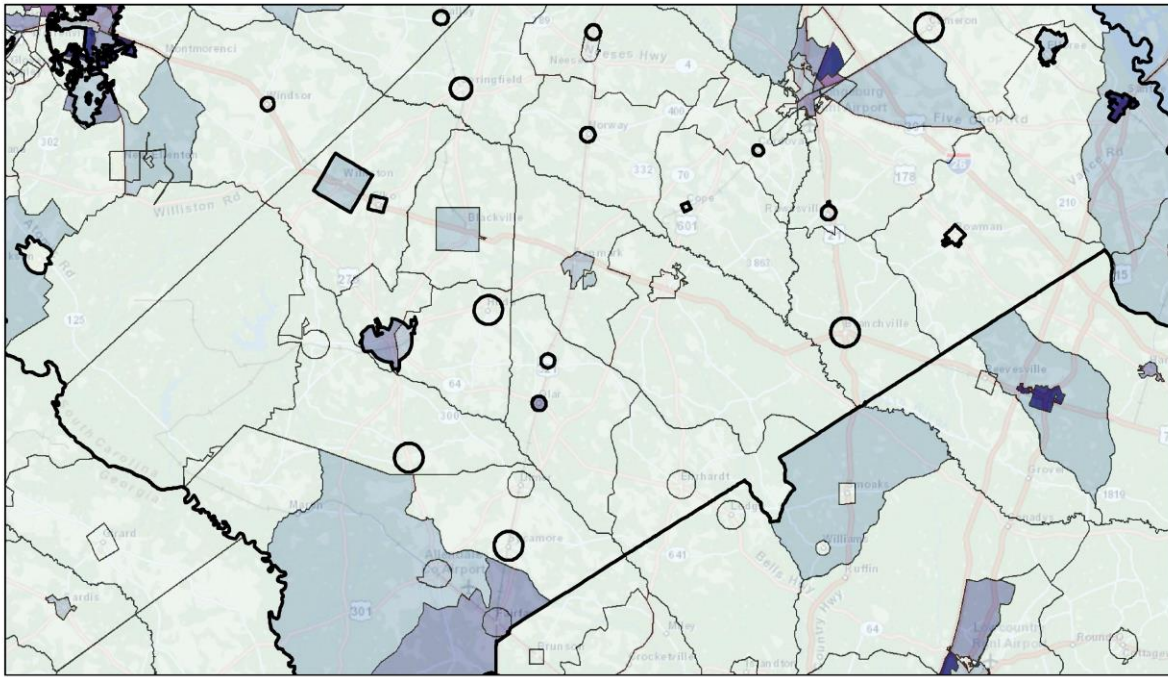
February 29, 2016



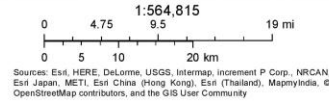
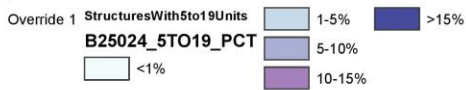
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Small to Medium Multifamily Developments - North

Small to Medium Multifamily Developments - South -



February 29, 2016



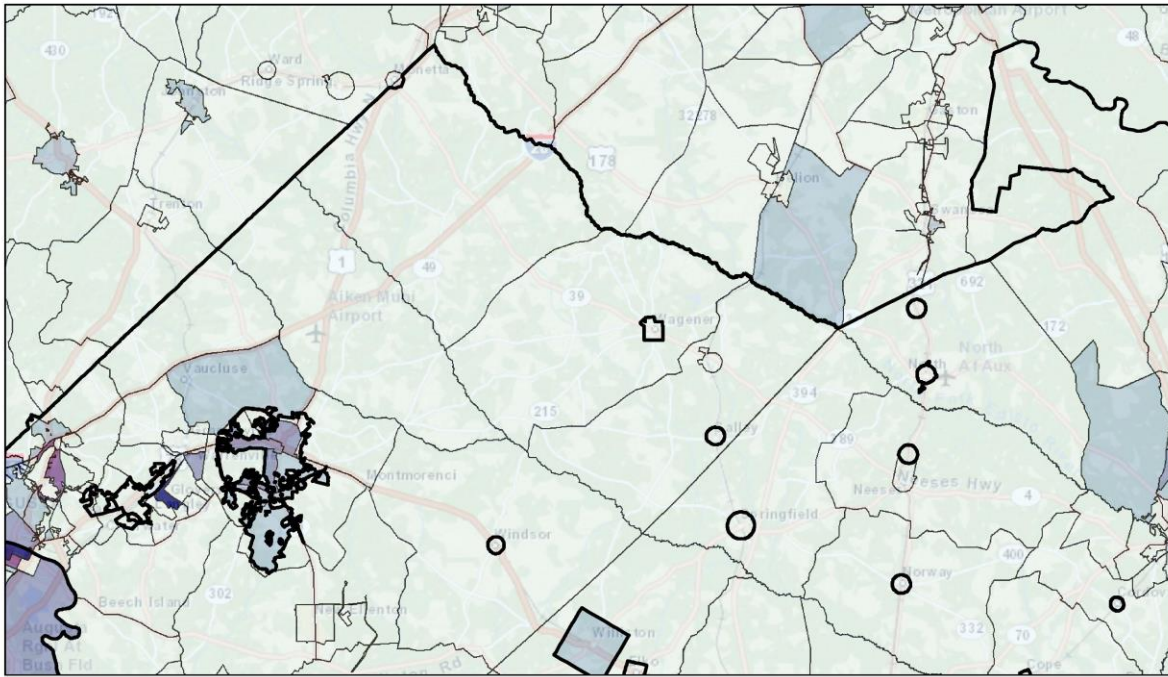
Small to Medium Multifamily Developments - South

Small and Medium Multifamily Developments

As indicated in the maps above, small- to medium-sized multifamily housing developments are generally concentrated in urban areas of the region. In rural areas multifamily housing developments often make up less than 1% of housing.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Large Multifamily Developments - North -



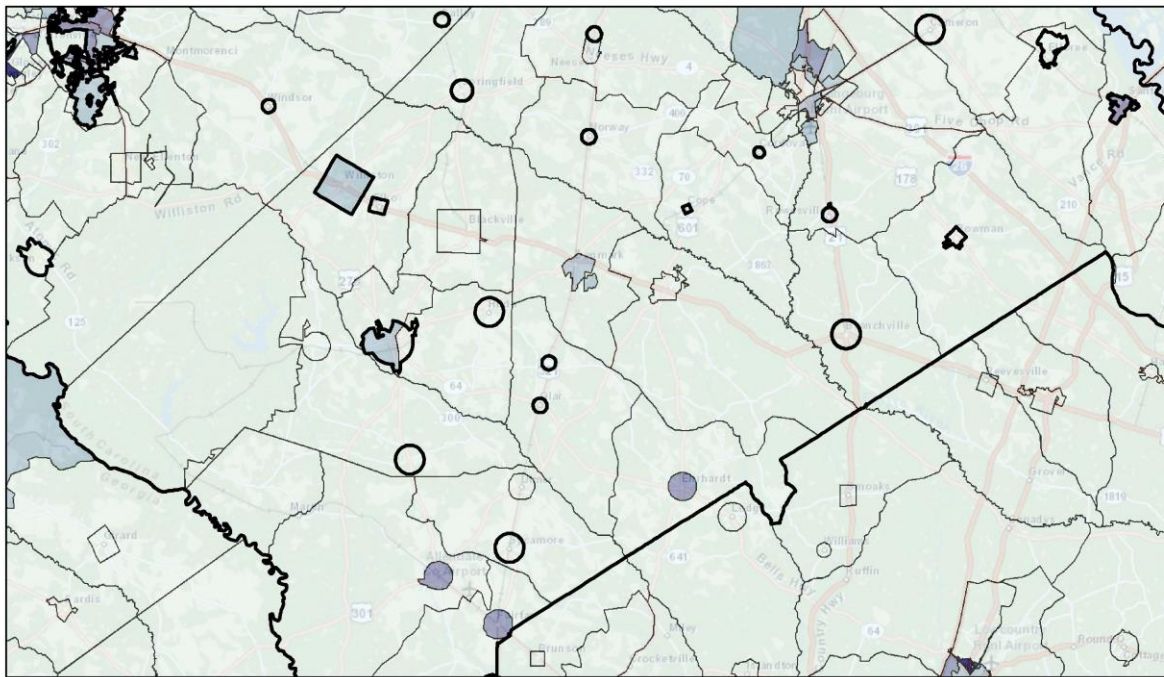
February 29, 2016

Override 1 StructuresWith20orMoreUnits
B25024_20PLUS_PCT
 <1%
 1-5%
 5-10%
 10-15%
 >15%

1:446,124
 0 3.75 7.5 15 mi
 0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Large Multifamily Developments - North

Large Multifamily Developments - South -



February 29, 2016

Override 1 StructuresWith20orMoreUnits
B25024_20PLUS_PCT
 <1%
 1-5%
 5-10%
 >10%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

Large Multifamily Developments - South

Large Multifamily Developments

Similar to the small and medium multifamily developments, the concentration of large multifamily developments is primarily in urban areas.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	256	0%	690	2%
1 bedroom	666	1%	3,827	12%
2 bedrooms	12,669	15%	12,963	40%
3 or more bedrooms	70,998	84%	14,695	46%
Total	84,589	100%	32,175	100%

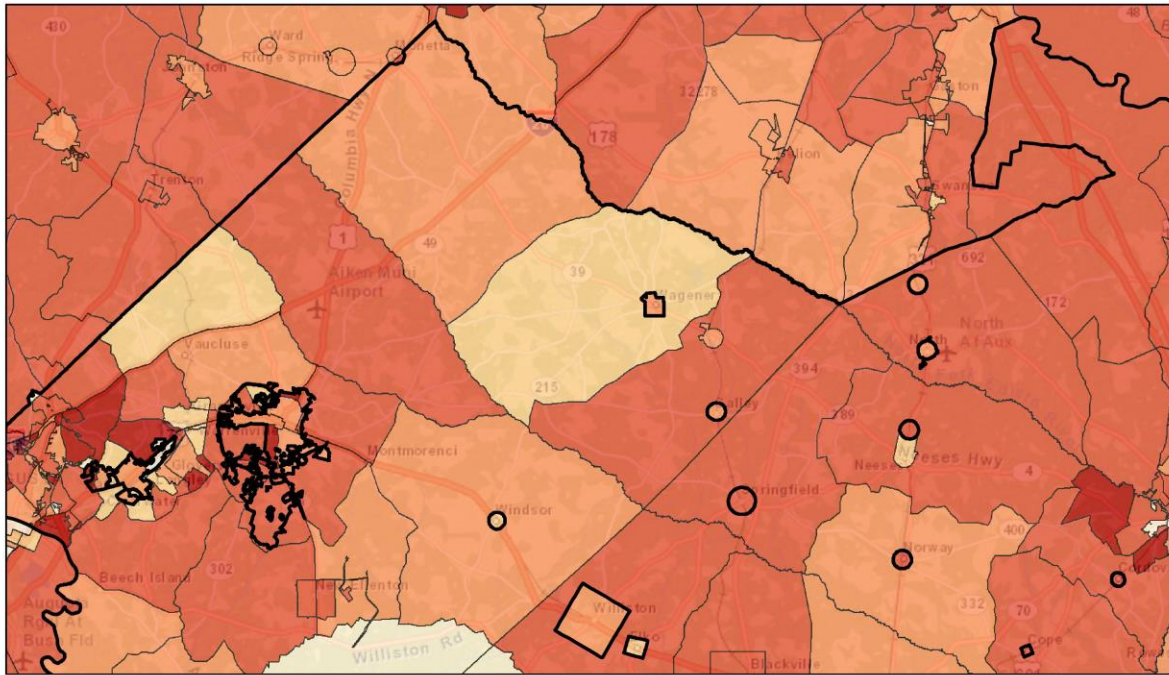
Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

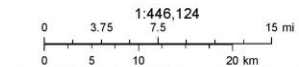
Unit Size by Tenure

The above table compares unit sizes (by number of bedrooms) with housing tenure (owner or renter). Among owner-occupied homes, units with two bedrooms dominate – comprising 75% of all owner units. Similarly, two bedroom units comprise 81% of the total renter-occupied units.

Owner Occupied Units with 3+ Bedrooms - North -



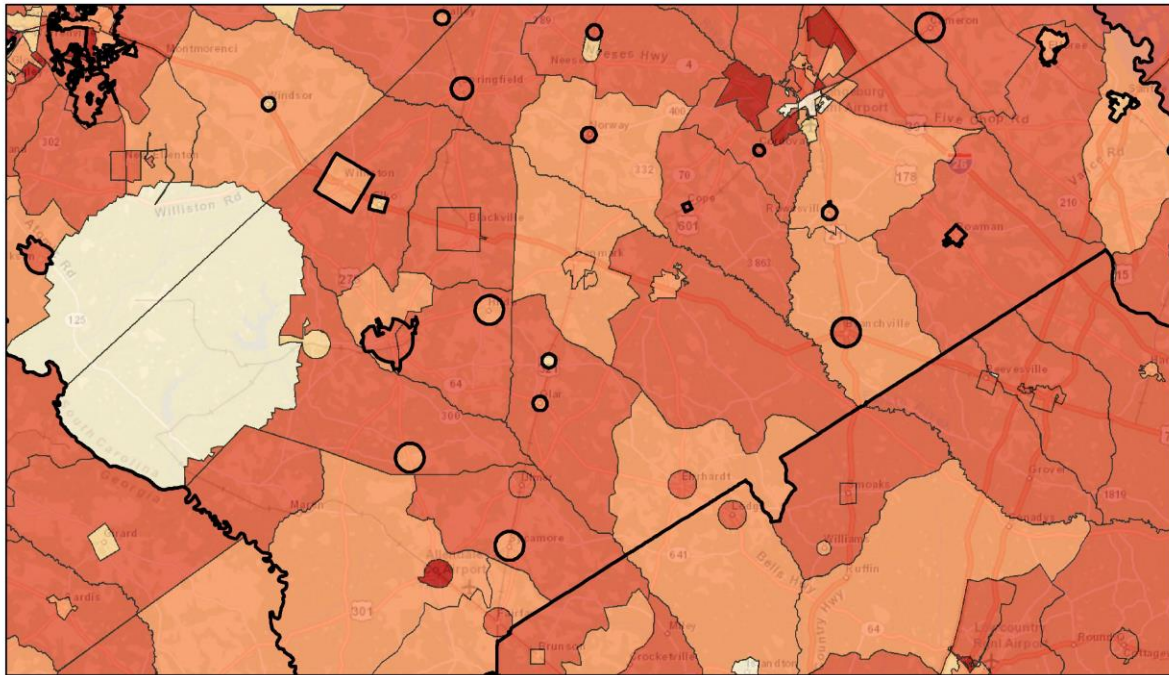
February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swire, © OpenStreetMap contributors, and the GIS User Community

Owner-Occupied Housing with 3+ Bedrooms - North.

Owner Occupied Units with 3+ Bedrooms - South -



February 29, 2016

Override 1 OwnerUnitsWith3orMoreBedrooms
 B25042_OWN_3PLUS_BDR_PCT
 <50%
 50-65%
 65-80%
 80-95%
 >95%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

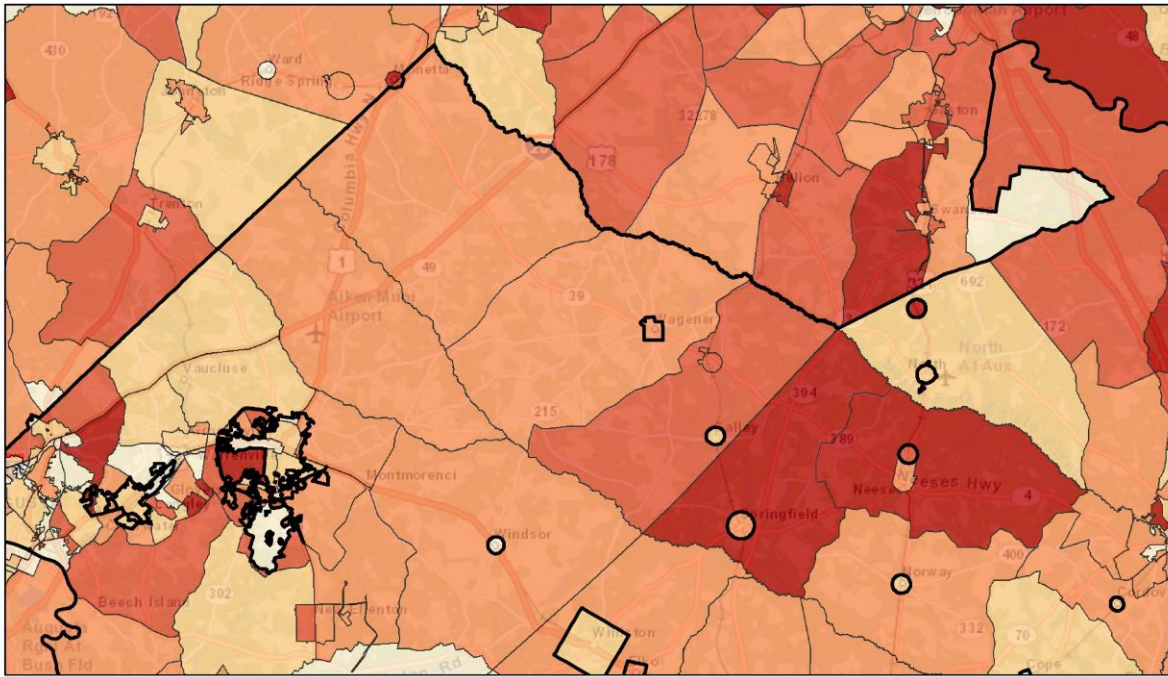
Owner-Occupied Housing with 3+ Bedrooms - South

Owner-Occupied Housing with 3+ Bedrooms

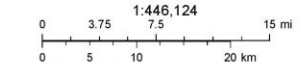
As indicated in the preceding table, two bedrooms are the dominant owner-occupied housing by size. Generally, all areas of the region have large owner-occupied housing concentrations of 50% or more, though some rural areas have lower concentrations.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Renter Occupied Units with 3+ Bedrooms - North -



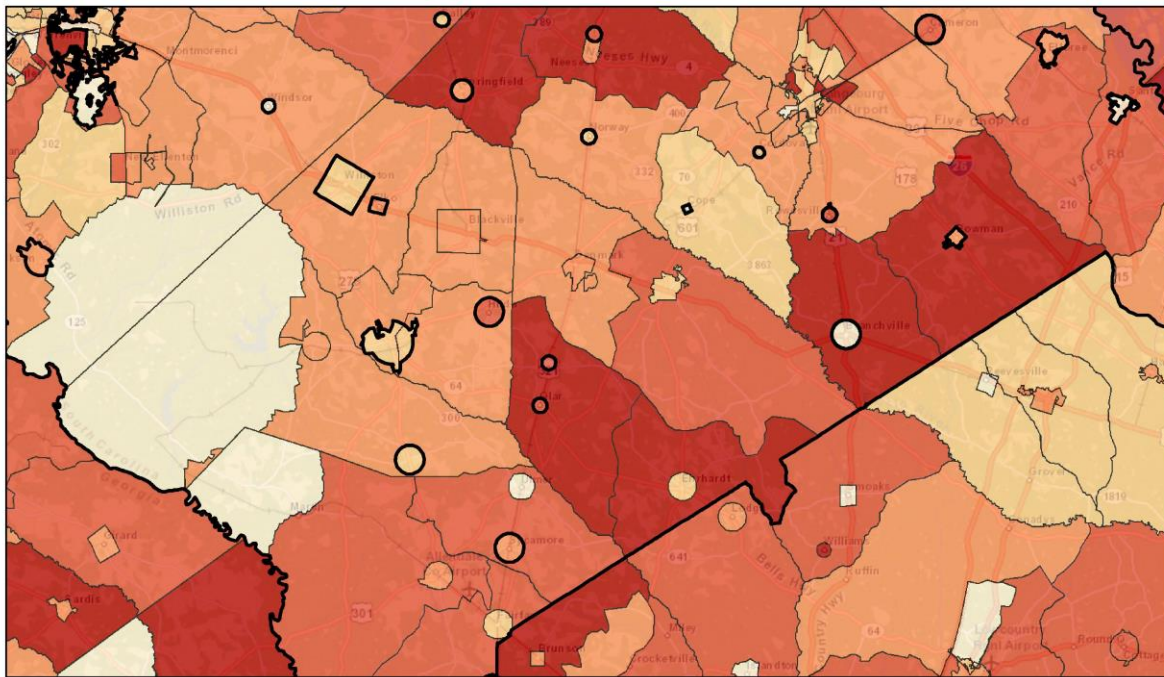
February 29, 2016



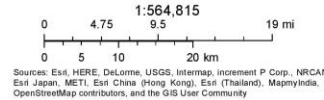
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Renter Occupied Units with 3+ Bedrooms - North

Rental Units with 3+ Bedrooms - South -



February 29, 2016



Renter Occupied Units with 3+ Bedrooms - South

Renter Occupied Units with 3+ Bedrooms

The map above illustrates the difference in distribution between owner-occupied and renter-occupied 3+ bedroom units: owner-occupied units are much more prevalent throughout the region than rental units of a similar size. Rental units with 3+ bedrooms are particularly scarce in urban areas.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

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

In FY 2020, the Region, with its housing partners, plans to provide housing assistance to:

1. 2,000 residents in qualified low-moderate income families in 825 units across 16 developments from South Carolina Regional Housing Authority No. 3, which manages subsidized housing assistance.
2. 244 low-moderate income families (544 occupants) in Aiken County by the Aiken Housing Authority through public housing.
3. Access to 1,468 homeless shelter beds for low-income persons through MACH.

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 units are expected to be lost from affordable housing inventory at this time. However, the public has voiced concerns over a shortage of public housing. This is due in part to the lack of contractors that are able to build new housing.

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

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the Lower Savannah region to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Almost 32% percent of owners with a mortgage and 54% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. While cost burden decreased 3.8% amongst homeowners with a mortgage from 2000 to 2014, cost burden increased dramatically by 69% for renters. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low income groups. Finally, 62% of the housing types in the region are single-family, detached - with household sizes decreasing and single-person households increasing, this housing type may not be as desirable for many households in the future.

Describe the need for specific types of housing:

More affordable, alternative housing types such as one bedroom houses and one bedroom apartments comprise only 12% of the region's housing stock. This is not amenable to small household sizes or the renting population.

Discussion

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

Introduction

The following section examines the cost of housing for both homeowners and renters within the six counties of Lower Savannah. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	19,941	61.9%
\$500-999	11,038	34.3%
\$1,000-1,499	906	2.8%
\$1,500-1,999	189	0.6%
\$2,000 or more	117	0.4%
Total	32,191	99.9%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Cost of Housing

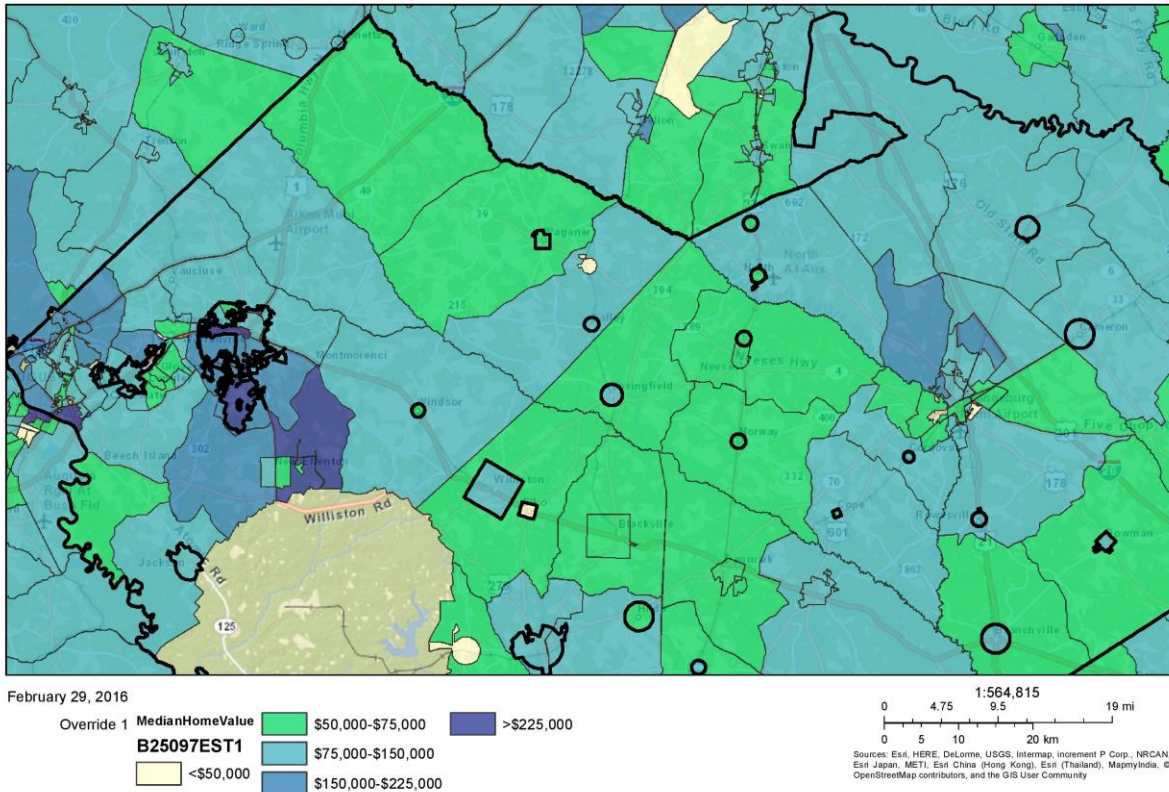
Despite the national housing downturn and prolonged recession, housing costs have increased substantially in the region – with home prices increasing by 36% and rents climbing by 50% since the 2000 Census.

The table above breaks out the rent paid by price cohorts in Lower Savannah. Sixty-five percent of all renters pay between \$500 and \$999 a month, the largest cohort by far. The next large rent cohort is \$500 or less, with 23% of renters falling in this range. Later in this section the report examines rental rates as a percentage of household income to determine the affordability of rental housing.

Home Values

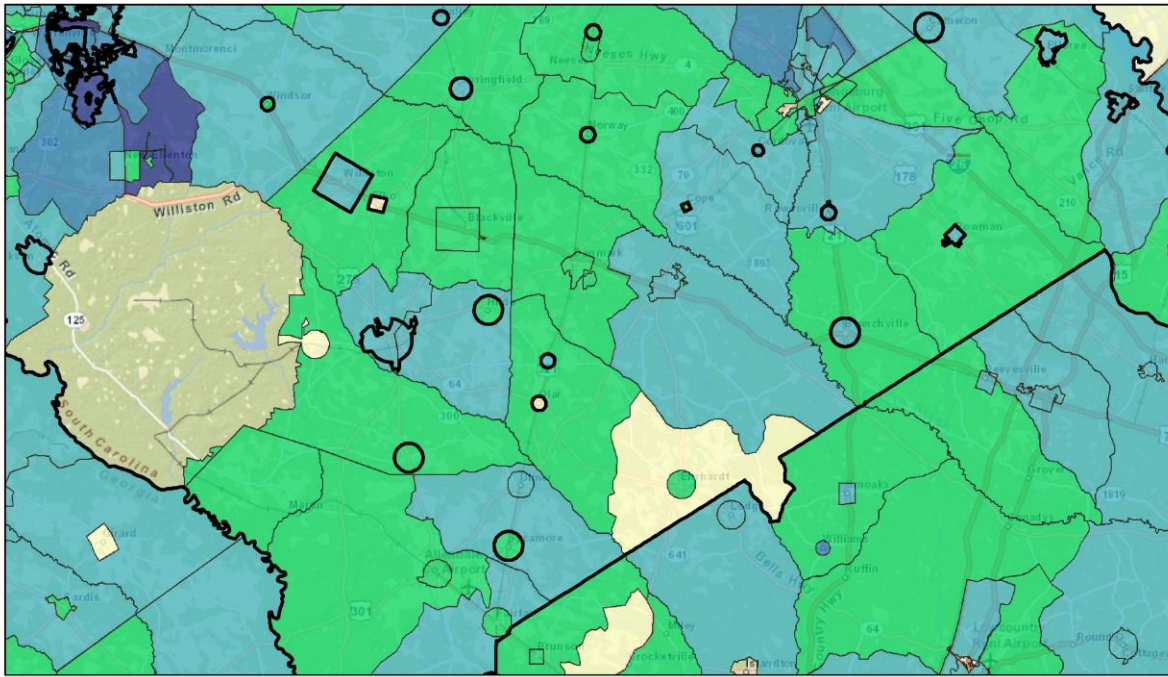
The following two map sets provide a visual of the median home values throughout Lower Savannah. The first set shows the median home value distribution throughout the region. The second set shows how home values have changed over the preceding decade.

Median Home Value - North -

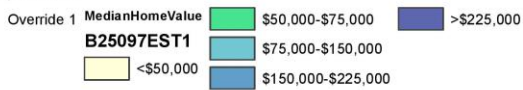


Median Home Value - North

Median Home Value - South -



February 29, 2016



1:564,815
0 4.75 9.5 19 mi

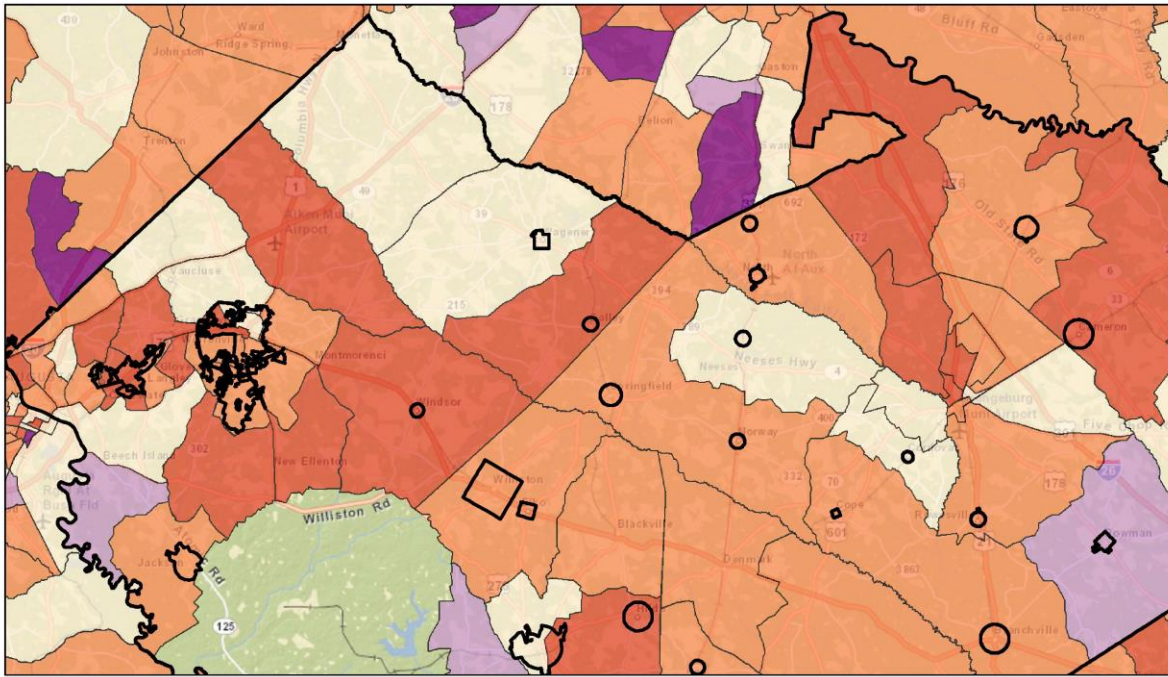
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**Median Home Value - South
Median Home Values**

The map above depicts the median home values in Lower Savannah. The yellow shaded areas on the map show homes that are valued under \$50,000. Home values are noticeably higher in Aiken County.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

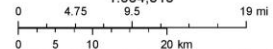
Change in Median Home Value - North -



February 29, 2016



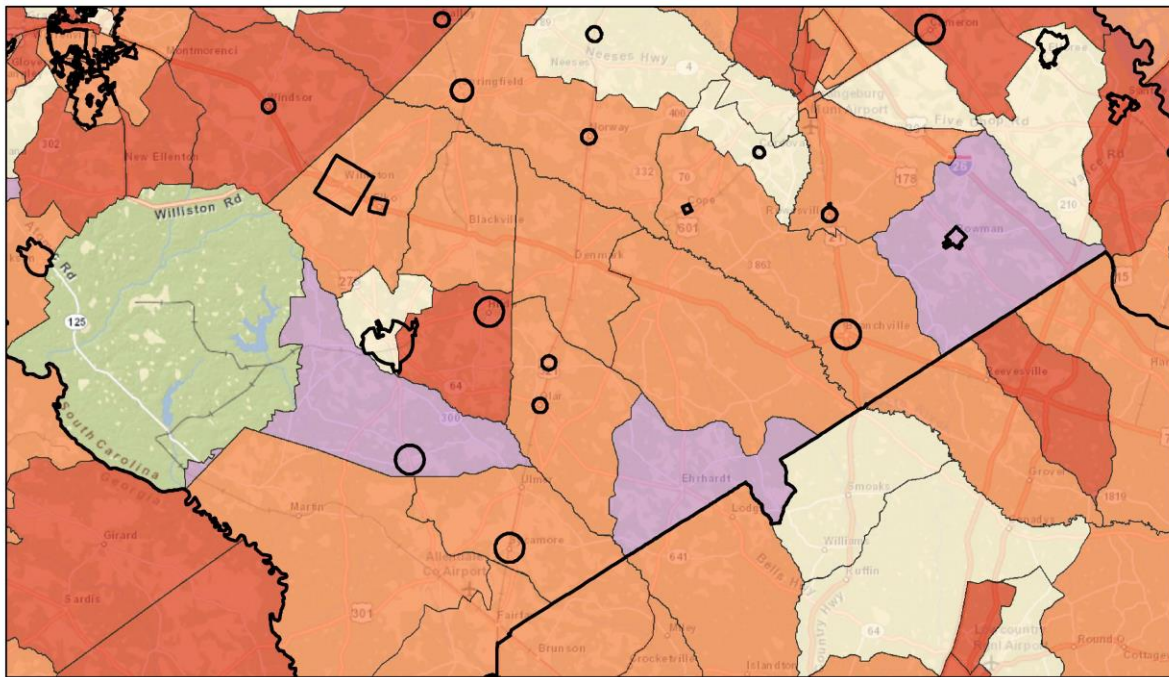
1:564,815



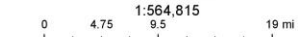
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Median Home Value - North

Change in Median Home Value - South -



February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

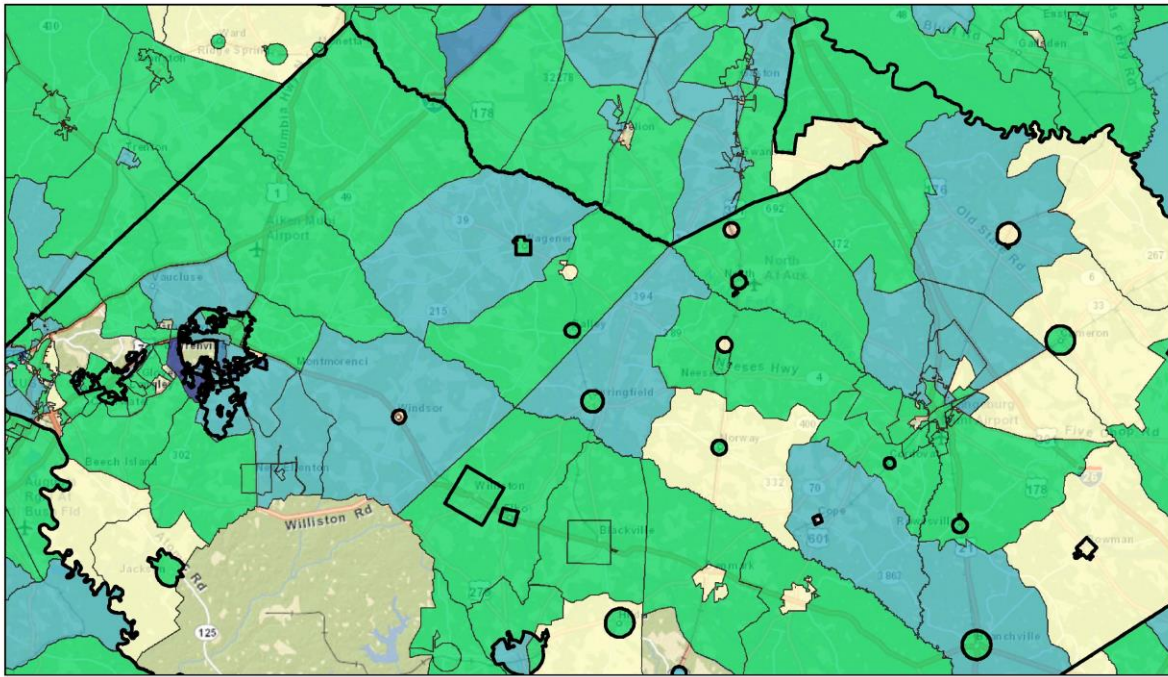
Change in Median Home Value - South Change in Median Home Value

The maps above shows that only a few areas in Lower Savannah have experienced less than a 10% increase in home value since the 2000 Census. These homes are shown on the map in the purple shaded area. Most areas in the region saw an increase in home value of over 25%, and some seeing an increase of over 50%.

Median Rent

The following two sets of maps look at median rent in the region. The first set displays the median rent distribution throughout the community. The second set shows how median rents have changed over the preceding decade.

Median Rent - North -



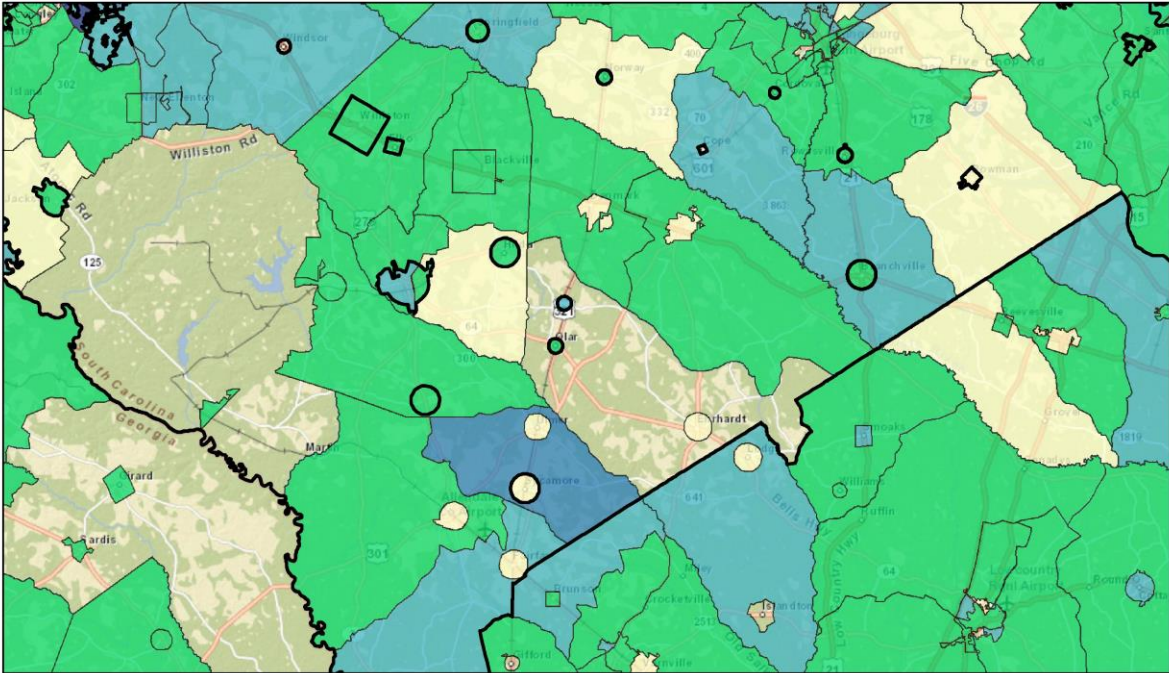
February 29, 2016



1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Median Rent - North

Median Rent - South -



March 1, 2016

Override 1 MedianContractRent
 B25058EST1
 <\$300

\$300-\$500
 \$500-\$700
 \$700-\$900
 >\$900

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

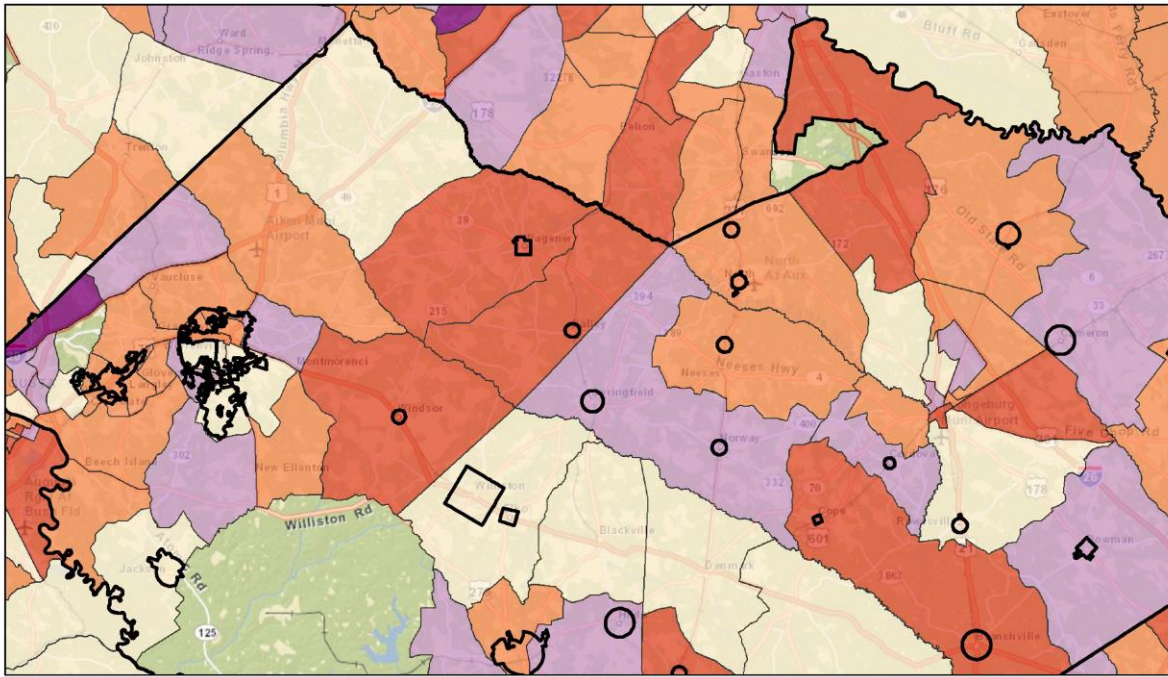
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**Median Rent - South
 Median Rent Rates**

In-line with the preceding data tables, median rent rates in Lower Savannah are generally above \$300 and those rental rates increase as you move closer to the urban centers.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Change in Median Rent - North -

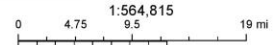
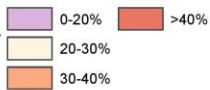


February 29, 2016

Override 1 ChangeInMedianRent

PCT_MED_CONTRACT_RENT

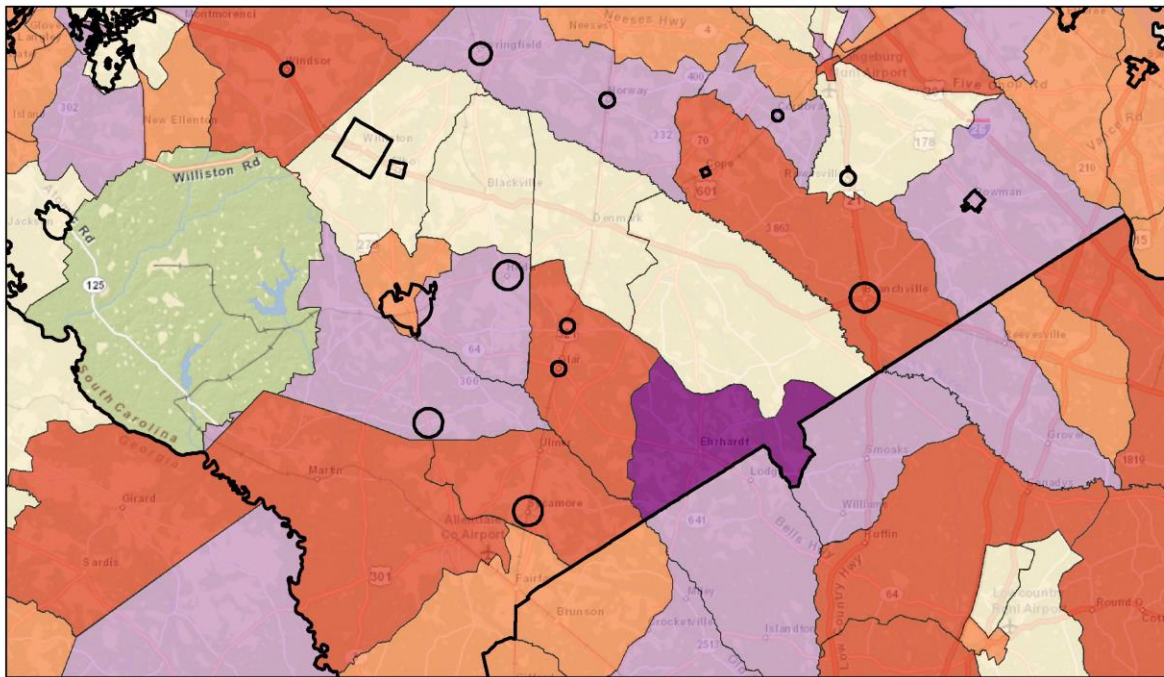
<0%



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Median Rent - North

Change in Median Rent - South -



March 1, 2016

Override 1 **ChangeInMedianRent**
PCT_MED_CONTRACT_RENT
 <0% 0-20% 20-30% 30-40% >40%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Median Rent - South Change in Median Rent

The Change in Rent throughout the region varies greatly. Some areas saw no increase while many areas saw rent increase by 40% or more.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,728	No Data
50% HAMFI	11,164	11,889
80% HAMFI	22,197	25,354
100% HAMFI	No Data	34,453
Total	37,089	71,696

Table 30 – Housing Affordability

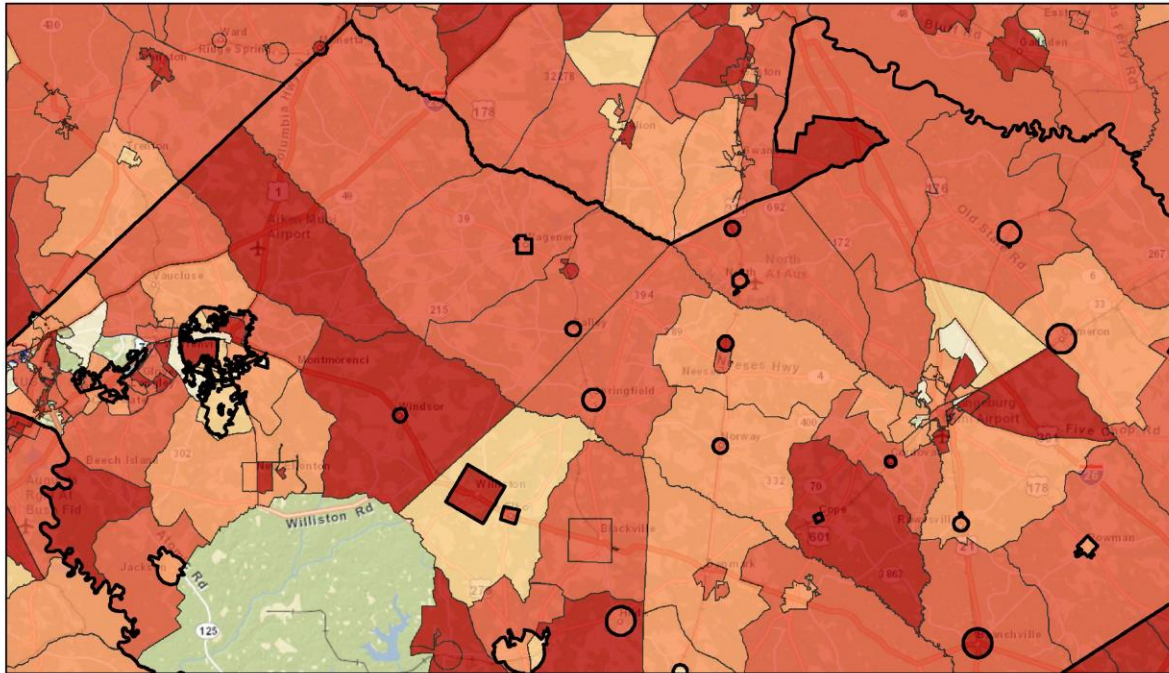
Data Source: 2011-2015 CHAS

Low Income Affordability

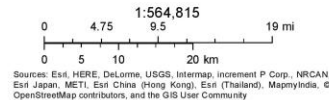
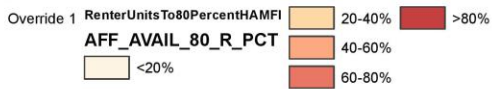
The table above shows the number of housing units that are affordable at the various income cohorts based on the HUD Area Median Family Income (HAMFI). Just 2,326 rental units are affordable to area families earning 30% or less of the area median family income.

The following two sets of maps use CHAS data to display the percentage of units in the area that are affordable to low income families, defined as 80% of the HAMFI. The first set shows rental units that are affordable to low-moderate income families, and the second set displays the same data for owner units.

Rental Units Affordable to Low Income Households - North -

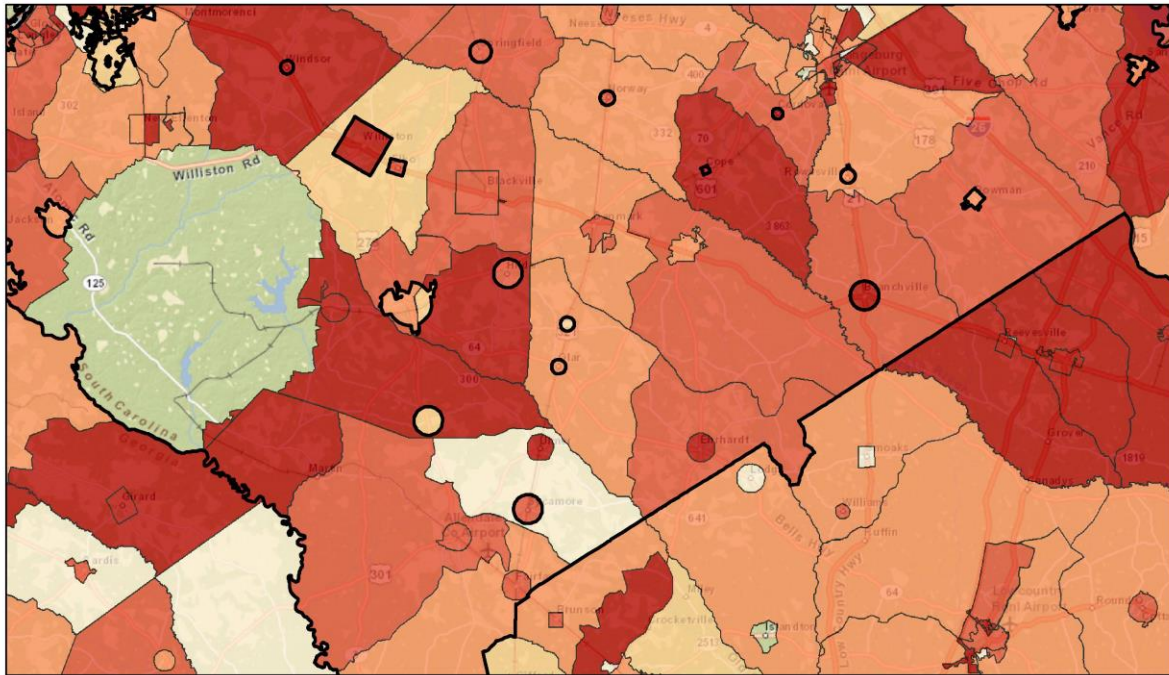


February 29, 2016

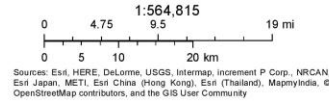
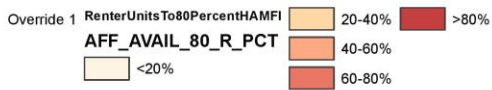


Rental Units Affordable to Low-Income Households - North

Rental Units Affordable to Low Income Households - South -



March 1, 2016

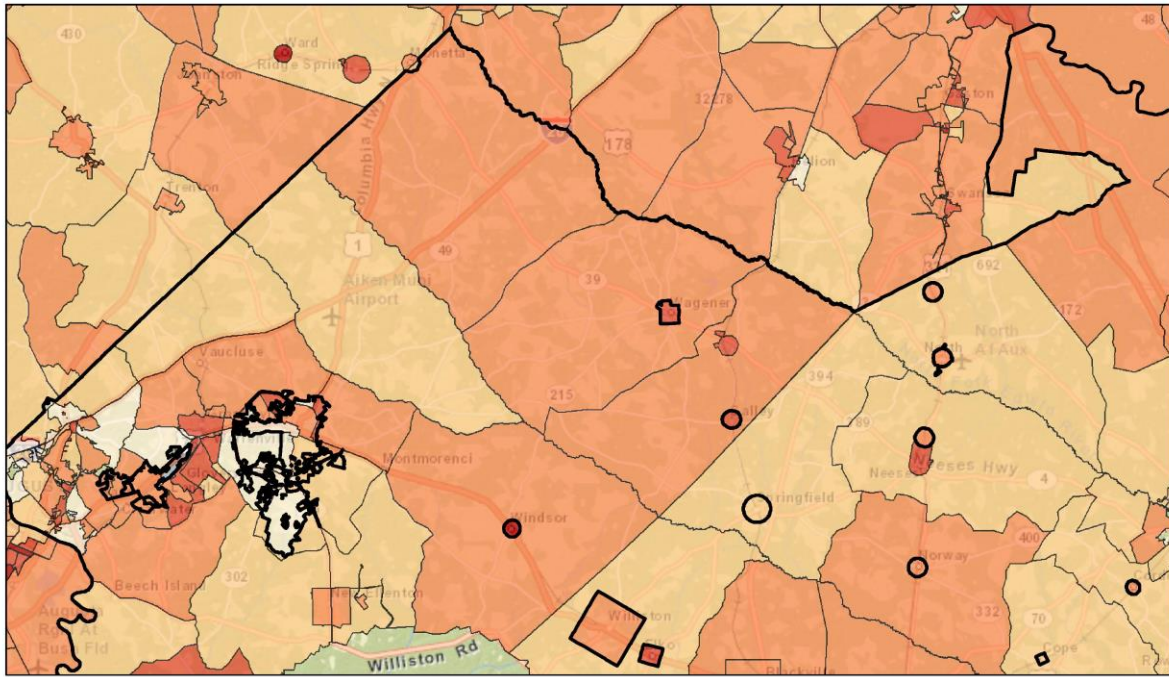


Rental Units Affordable to Low-Income Households - South Rental Affordability

The lighter shaded areas indicate census tracts that have a lower concentration of rental housing that would be affordable to low and moderate income housing. Unfortunately, there are very few areas of the region with high concentrations of affordable rental units.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Owner Units Affordable to Low Income Households - North -



February 29, 2016

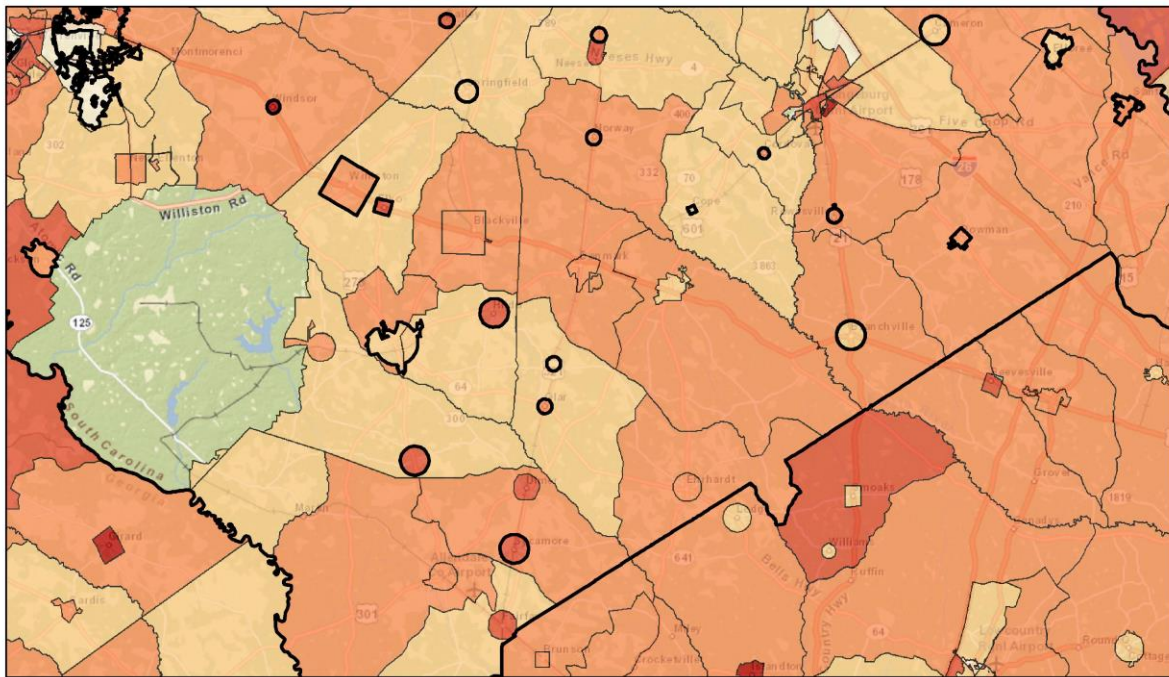
Override 1 OwnerUnitsTo80PercentHAMFI
AFF_AVAIL_80_O_PCT
 <10%
 10-30%
 30-50%
 50-70%
 >70%

1:446,124
 0 3.75 7.5 15 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Owner Units Affordable to Low-Income Households - North

Owner Units Affordable to Low Income Households - South -



March 1, 2016

Override 1 OwnerUnitsTo80PercentHAMFI
 AFF_AVAIL_80_O_PCT
 <10% 10-30% 30-50% 50-70% >70%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

**Owner Units Affordable to Low-Income Households - South
 Ownership Affordability**

While rental affordability is a major concern, ownership opportunities are also rare for low and moderate-income families in the region. The above map shows only a handful of census tracts where more than 30% of the ownership units would be affordable for low and moderate-income families.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	558	560	741	928	1,002
High HOME Rent	558	560	741	850	929
Low HOME Rent	458	491	588	680	758

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Monthly Rent

The table above compares the HOME program rent limits compared with Fair Market Rents. On average, Fair Market Rents remain higher than the HOME rent limits, meaning HOME subsidized rental housing is generally more affordable than the Fair Market rates.

Is there sufficient housing for households at all income levels?

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the Lower Savannah region to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Almost 32% percent of owners with a mortgage and 54% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. While cost burden decreased 3.8% amongst homeowners with a mortgage from 2000 to 2014, cost burden increased dramatically by 69% for renters. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively pronounced for moderate, low, and extremely low income groups. Finally, 62% of the housing types in the region are single-family, detached - with household sizes decreasing and single-person households increasing, this housing type may not be as desirable for many households in the future.

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

From 2000 to 2014 Lower Savannah's median home value increased 36%, from \$77,940 to \$105,987 and the median rent increased 50%, from \$309 to \$463. Over the same period median income only went up 21%, going from \$33,091 in 2000 to \$40,040 in 2014. As such housing cost burden has increased tremendously in the region. Continued increases in housing values and rents without commensurate income growth will further increase housing cost burden across the board.

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 median contract rent for all units in Lower Savannah was \$463 according to 2014 ACS estimates - meaning half of units rent for lower than this amount and half rent for more than \$463. Sixty-five percent of all renters pay between \$500 and \$999 a month, the largest cohort by far. The next large rent cohort is \$500 or less, with 23% of renters falling in this range.

The median rent for the Region of \$463 falls between the Fair Market Rent for a 1-bedroom and 2-bedroom unit, and also between a 1-bedroom and 2-bedroom unit under High HOME Rent. Overall, rents paid in Lower Savannah roughly fall within the ranges of Low and High HOME Rents as well as Fair Market Rent. As was highlighted above, 54% of the Region's renters are currently cost burdened due to

housing. That figure represents a 69% growth in renter cost burden since 2000. This points to the fact that as housing cost increases continue to outpace income growth a great number of renter households are deeply in need of assistance, either from direct rental assistance or through more affordable rents.

Discussion

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

Introduction

The tables and maps below provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

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

LSCOG has adopted the International Building Code from the International Code Council (ICC) and HUD standards for its definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

According to 24 Code of Federal Regulations (CFR):§ 5.425 Federal preference: Substandard housing. (a) When unit is substandard. (See §5.415(a)(2) and (c)(2)(ii) for applicability of this section to the Section 8 Certificate/Voucher, Project-Based Certificate, Moderate Rehabilitation programs and the public housing program.) A unit is substandard if it: (1) Is dilapidated; (2) Does not have operable indoor plumbing; (3) Does not have a usable flush toilet inside the unit for the exclusive use of a family; (4) Does not have a usable bathtub or shower inside the unit for the exclusive use of a family; (5) Does not have electricity, or has inadequate or unsafe electrical service; (6) Does not have a safe or adequate source of heat; (7) Should, but does not, have a kitchen; or (8) Has been declared unfit for habitation by an agency or unit of government. (b) Other definitions—(1) Dilapidated unit. A housing unit is dilapidated if: (i) The unit does not provide safe and adequate shelter, and in its present condition endangers the health, safety, or well-being of a family; or (ii) The unit has one or more critical defects, or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. The defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	18,159	21%	13,604	42%
With two selected Conditions	406	0%	946	3%
With three selected Conditions	74	0%	54	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	65,930	78%	17,629	55%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	84,569	99%	32,233	100%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Twenty-seven percent (27%) of all owner-occupied housing units face at least one housing condition while 52% of all renters have at least one problematic housing condition. Generally speaking, there are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are cost related.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,795	19%	4,264	13%
1980-1999	32,026	38%	12,851	40%
1950-1979	30,602	36%	12,736	40%
Before 1950	6,133	7%	2,340	7%
Total	84,556	100%	32,191	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Age of Housing

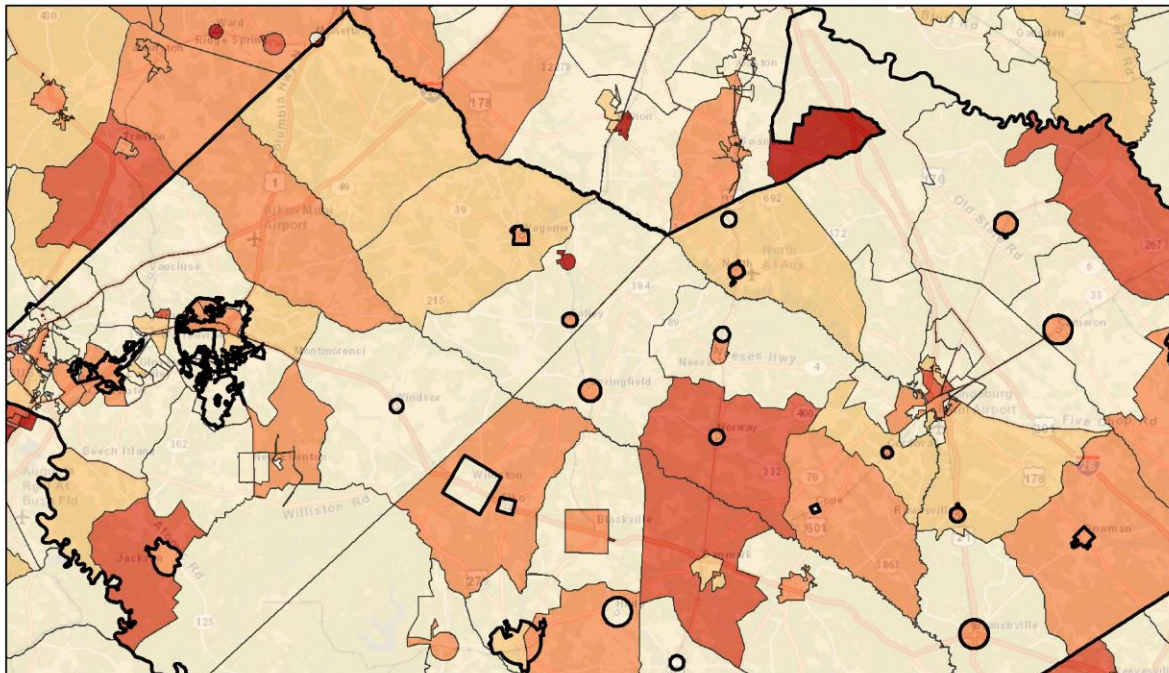
The table above provides details on the age of owner-occupied and renter-occupied housing units within Lower Savannah. A large portion of housing units in the region was built before 1979 (43% of owner-occupied homes and 51% of renter-occupied homes). As they age, these homes will naturally have higher concentrations of deferred maintenance and deteriorating conditions. Additionally, older homes may have any number of code violations and a higher risk of lead-based paint hazards than in newer homes.

Age of Housing Maps

The maps below depict the prevalence of older rental housing units. The first set of maps identifies the percentage of rental units built prior to 1949 while the second set of maps depicts rental units built prior to 1980. The darker shaded areas have higher concentrations of older rental housing units while the lighter shaded areas have a younger housing stock.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Rental Units Built Before 1949 - North -



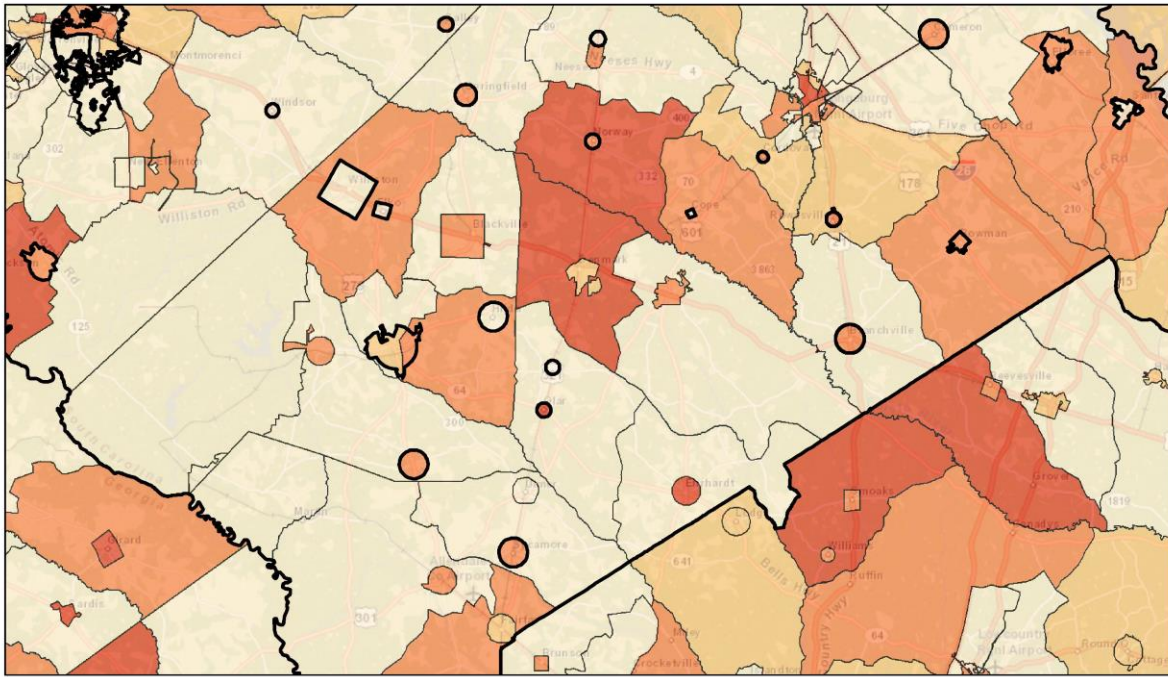
February 29, 2016

Override 1 RentalHousingBuiltBefore1949
 B25036_RENT_49MINUS_PCT
 <5%
 5-10%
 10-30%
 30-50%
 >50%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Rental Units Built Before 1949 - North

Rental Units Built Before 1949 - South -



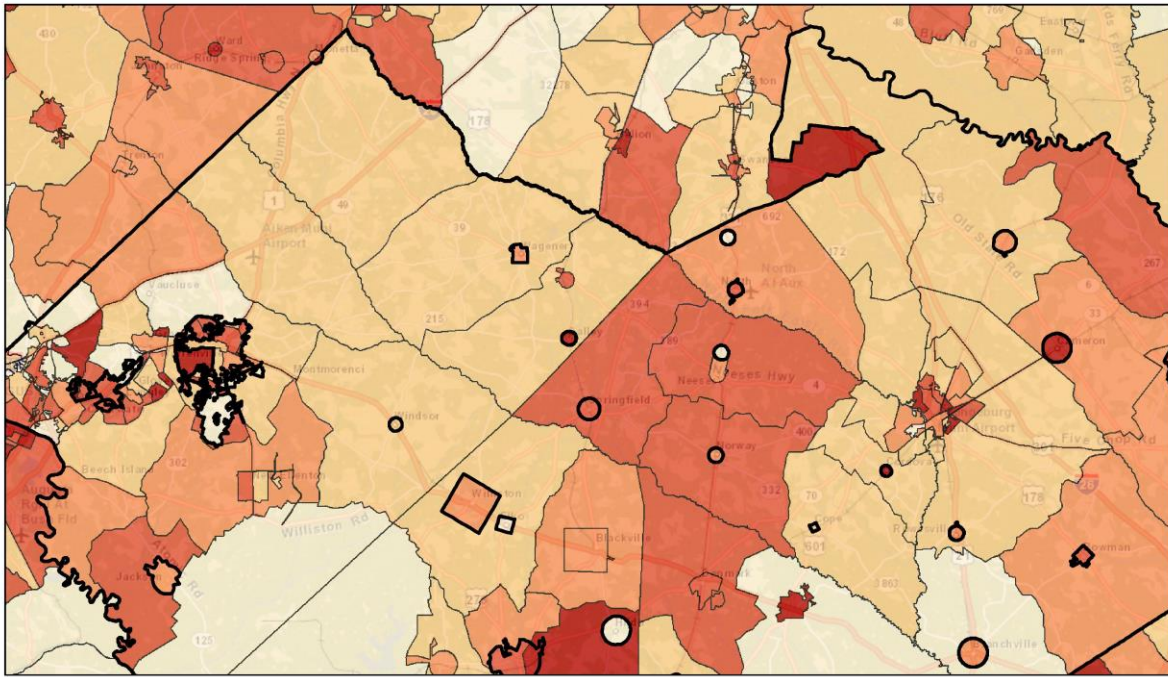
March 1, 2016

Override 1 RentalHousingBuiltBefore1949
B25036_RENT_49MINUS_PCT
 <5%
 5-10%
 10-30%
 30-50%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Rental Units Built Before 1949 - South

Rental Units Built Before 1980 - North -



February 29, 2016

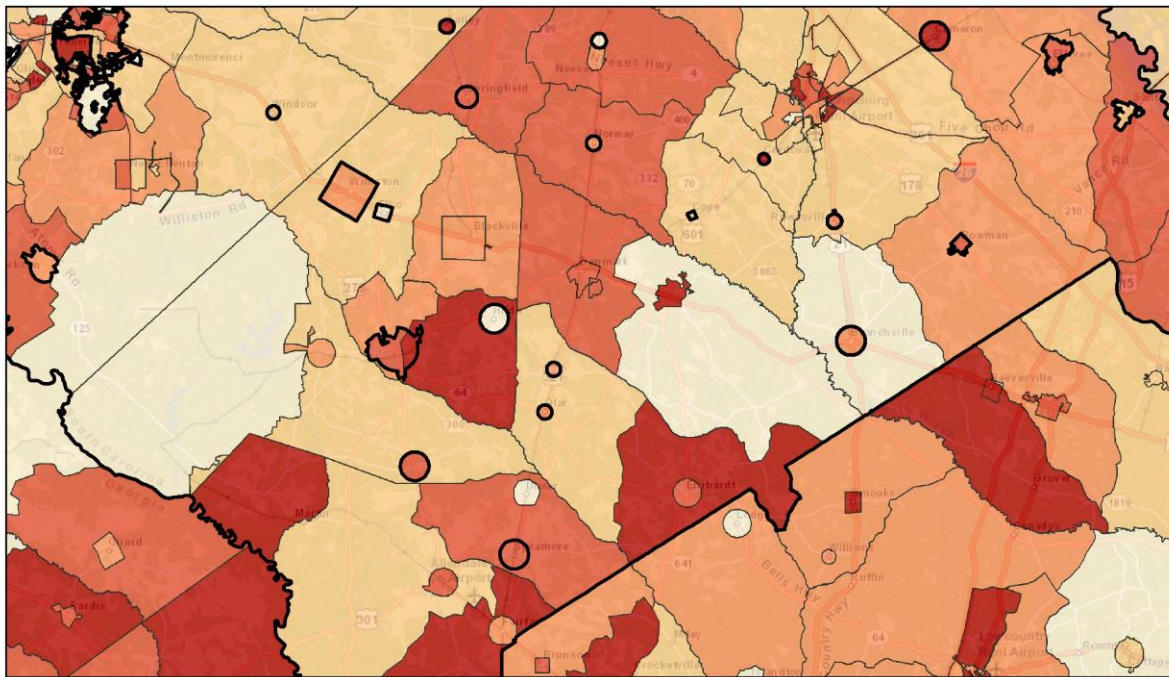
Override 1 RentalHousingBuiltBefore1980
B25036_RENT_80MINUS_PCT
 <20%
 20-40%
 40-60%
 60-80%
 >80%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Rental Units Built Before 1980 - North

Rental Units Built Before 1980 - South -



March 1, 2016

Override 1 RentalHousingBuiltBefore1980
B25036_RENT_80MINUS_PCT
 <20% 20-40% 40-60% 60-80% >80%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Rental Units Built Before 1980 - South
Rental Units Built Before 1980

The above maps shows that more rental housing units were built before 1980. The areas shaded in light orange to red encompass a majority of the map. Throughout the jurisdiction the majority of rental housing units were built prior to 1980. In some census tracts nearly all rental units are more than 30 years old.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

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	36,735	43%	15,076	47%
Housing Units build before 1980 with children present	10,149	12%	6,166	19%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Lead-Based Paint Hazards

As mentioned previously, any housing unit built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings, etc.) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards. As indicated in the Age of Housing table and maps, throughout Lower Savannah, 43% of all owner-occupied housing units and 50% of all renter-occupied units were built prior to 1980.

Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses. Therefore, special attention should be paid to homes built prior to 1980 where children are present. Fourteen percent (14%) of owner-occupied homes and 18% of renter-occupied homes, built prior to 1980, have children living in the home.

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 35 - Vacant Units

Alternate Data Source Name:

MACH 2016

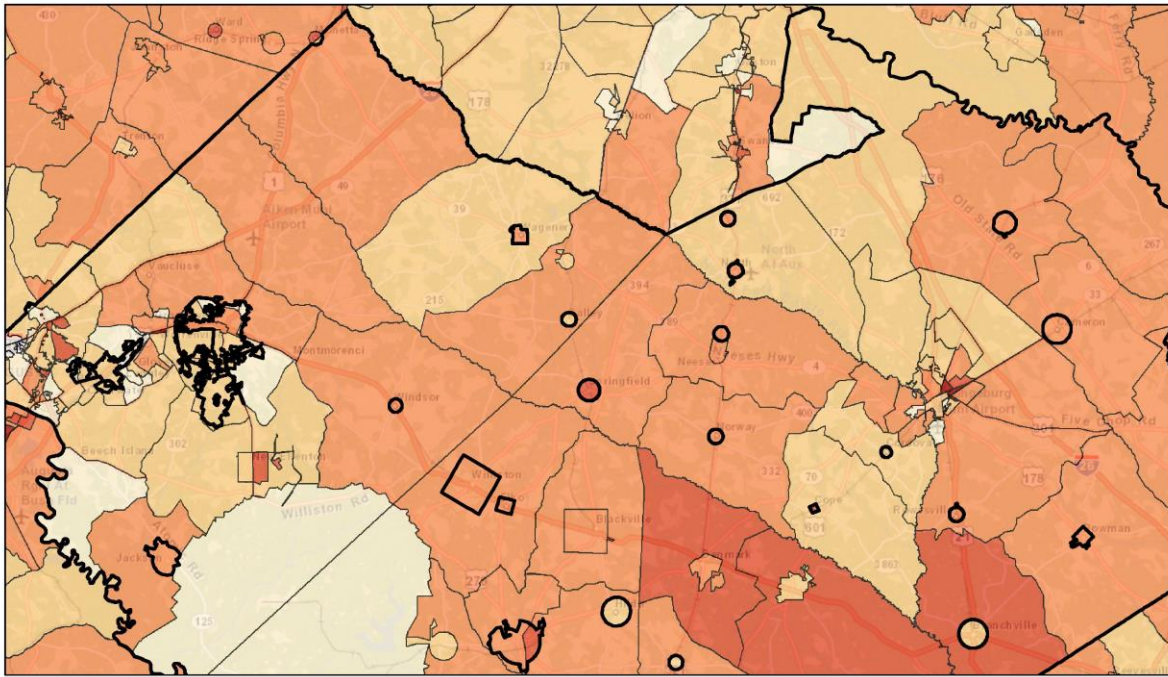
Data Source Comments:

Vacancy Rate

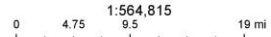
The maps below show the average housing vacancy rates throughout Lower Savannah. The darker shaded areas have higher vacancy rates while the lighter shaded areas have lower vacancy rates. . In most census tracts throughout the region vacancy rates are at least 15%.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Vacancy Rate - North -



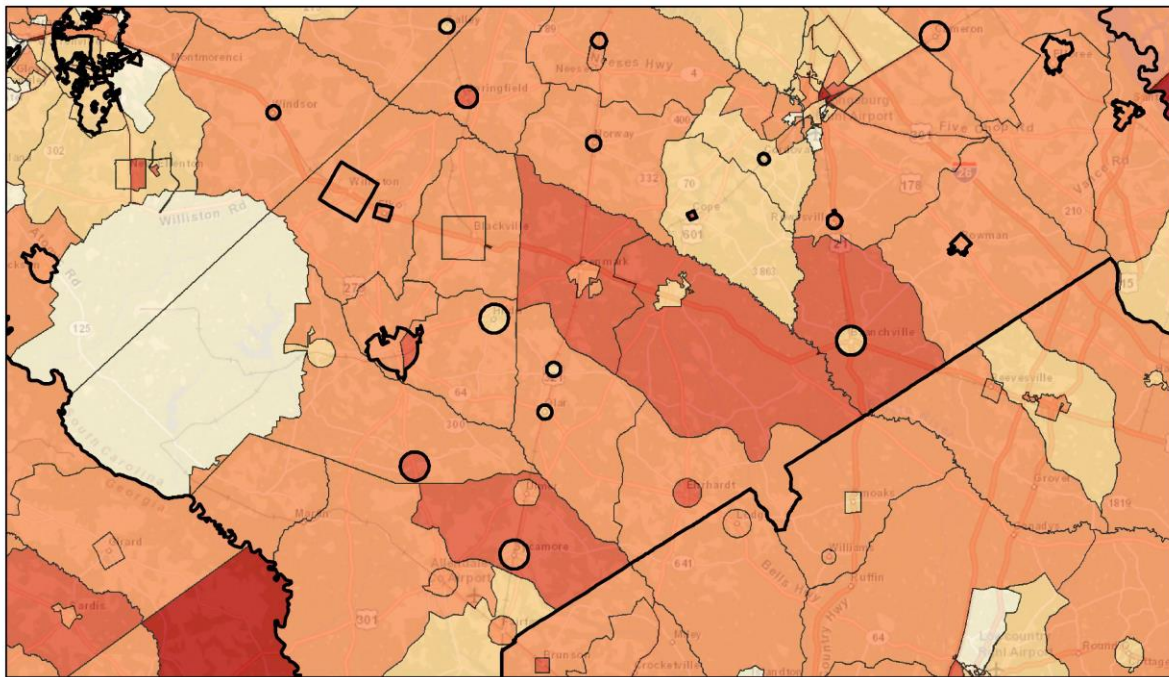
February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Vacancy Rate - North

Vacancy Rate - South -



March 1, 2016

Override 1 VacancyRate
B25002EST3_PCT
 <5%
 5-15%
 15-30%
 30-45%
 >45%

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Vacancy Rate - South

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

Generally older units begin to face these issues as the units age and it becomes harder to meet the minimum property maintenance standards. According to the latest 2012 CHAS data, 43% of owner-occupied housing units were built before 1980 and for renter-occupied housing units, just over half with 51%.

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

The greatest potential for lead-based paint and other environmental and safety hazards to children and their families exists in the approximate 5,281 homes built before 1950, and the 31,287 homes built before 1980. Of these homes, 9,762 (14%) have children present. Therefore, it is essential to identify and address these environmental hazards and safety issues present in these older homes.

Of the total 317,247 people estimated to live in Lower Savannah, approximately 19,000 are children under the age of 5 (2010-2014 ACS). Of that total population, an estimated 67,337 of persons live in

poverty and are likely to be in old homes that were built prior to 1980 and are frequently in dilapidated condition.

Discussion

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

Introduction

The Aiken Housing Authority (AHA) and the South Carolina Region 3 Housing Authority are the two public housing agencies functioning within the Lower Savannah Region. Both agencies work closely with the South Carolina State Housing Finance and Development Authority in administering various housing public assistance programs.

The South Carolina Regional Housing Authority No. 3 manages several housing programs throughout the Lower Savannah Region. The Authority's Homeownership Program is designed to transform renters into homeowners. It is responsible for all aspects of home ownership from application to closing. The Authority's Public Housing program provides subsidized housing assistance to qualified families in eleven South Carolina counties, including all counties within the Lower Savannah Region. The Public Housing program currently consists of 825 units in 16 developments and serves nearly 2,000 residents. The authority also manages the Section 8 Housing Choice Voucher Program, which provides assistance to low-income families in the private rental market.

The Aiken Housing Authority (AHA) manages several housing programs throughout Aiken County in the Lower Savannah Region that include the tenant- and project-based Section 8 assistance, tenant-based rental assistance projects funded through the HOME Investment Partnership Act, and other public housing programs.

Section 8

The *Section 8 Housing Choice Voucher Program* provides rent subsidies to low- and very low- income households. Section 8 is funded by the Department of Housing and Urban Development (HUD) and is administered in South Carolina by the South Carolina State Housing Finance and Development Authority (SCFDA). Statewide, the Authority invests more than \$9 million in Section 8 funds annually and helps more than 2,000 households to live in safe, decent and affordable housing.

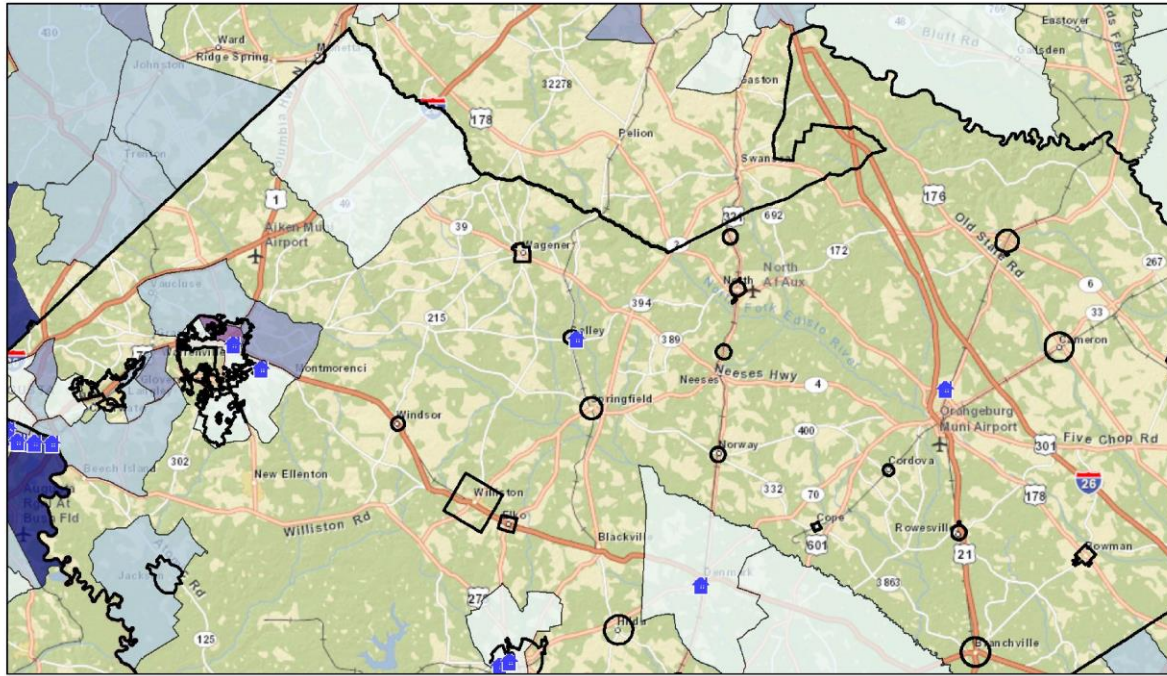
Totals Number of Units

	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	0	0	1,033	1,447	88	787	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

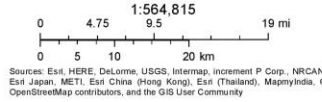
Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Public Housing: Vouchers and Developments - North -

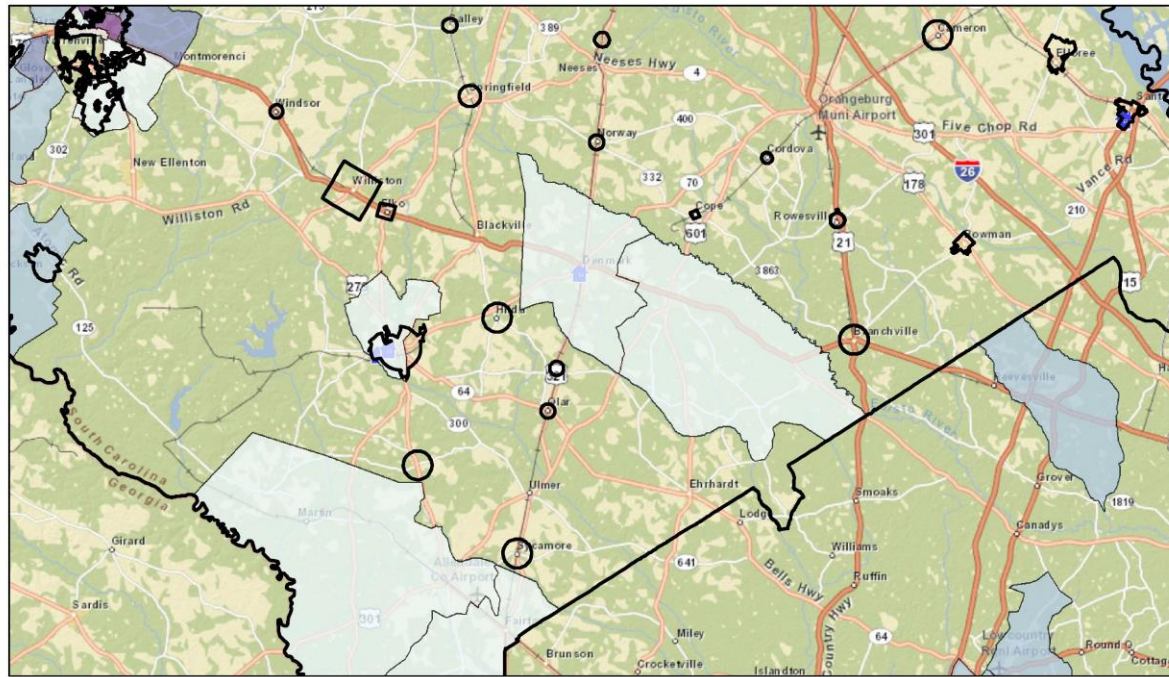


February 29, 2016

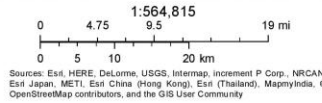


Public Housing and Voucher Distribution - North

Public Housing: Vouchers and Developments - South -



March 1, 2016



Public Housing and Voucher Distribution - South

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:

The South Carolina Regional Housing Authority No. 3 manages subsidized housing assistance to qualified families in eleven South Carolina counties, including all counties within the Lower Savannah Region. The Public Housing program currently consists of 825 units in 16

developments and serves nearly 2,000 residents. The authority also manages the Section 8 Housing Choice Voucher Program, which provides assistance to low-income families in the private rental market.

Currently the Aiken Housing Authority have 244 families (544 occupants) living in public housing. The Public Housing developments consist of Stoney-Gallman Townhomes, Bradby Homes, Hahn Village, New Hope I & II, Villa Oaks, and Crosland Park.

Aiken Housing Authority (7 Locations):

Stoney-Gallman Townhomes was placed in operations of September 30, 1951 as a Low Rent Public Housing Development. It is the first housing development in Aiken. It is located on Barnwell Avenue, Aiken, SC consisting of 44 units.

Bradby Homes is an 18 unit development designated to house public housing residents who are considered seniors (55 years of age or older). It is located on Marlboro and Florence Streets (Northside of Aiken). These units were placed into service July 30, 1966.

Hahn Village was placed into service May 31, 1979 and consists of 100 units. These units are at 100 Rogers Terrace where the Aiken Housing Authority's Administration office is located. Newly installed security cameras are placed throughout the complex providing added security to the residents.

New Hope I is a public housing development located in Graniteville, SC off of Aiken/Augusta Highway. The units were placed into service December 31, 1981 and consist of 29 units.

New Hope II was placed into service March 31, 1983 and is located in Graniteville, SC off of Aiken/Augusta Highway. The development consists of 40 units.

Villa Oaks located in Langley, SC and consist of 12 rental units in which we are partnered with Aiken Barnwell Mental Health Center.

Crosland Park currently consist of our newly built public housing houses. There are two houses, a two (2) bedroom and three (3) bedroom home located on Morton Avenue. The homes were placed into service in 2010.

Public Housing Condition

Public Housing Development	Average Inspection Score
Beaver Dam, Barnwell SCRHA3	78
Bell St. Single Family Units, Allendale SCRHA3	62
Branchville, Orangeburg SCRHA3	72
Denmark, Bamberg SCRHA3	88
Fairfax, Allendale SCRHA3	79
Garvin/Bradby Homes, Aiken AHA	82
Hahn Village, Aiken AHA	81
Harleywood New Dev., Orangeburg SCRHA3	92
Litchfield Apts, Barnwell SCRHA3	79
Marshall Apts, Orangeburg SCRHA3	90
New Hope I, Aiken AHA	75
New Hope II, Aiken AHA	70
Salley, Aiken SCRHA3	94
Santee, Orangeburg SCRHA3	81
St. Paul, Orangeburg SCRHA3	75
Stoney Homes, Aiken AHA	52
Wagener, Aiken SCRHA3	92
Williston, Barnwell SCRHA3	96

Table 37 - Public Housing Condition

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

SC regional Housing Authority No.3 (SCRHA3):

SCRHA3 experienced a wide array of restoration needs, among them cyclic painting, emergency plumbing, termite control, fixing siding, and other preventative maintenance activities.

Aiken Housing Authority:

As of the latest HUD approved Aiken PHA 2010-2015 Plan, the PHA plans to develop five (5) additional public housing units, utilizing replacement housing factor fund, received from the disposition of Garvin, Valley and Busch Homes. ”

Another major need is improvements to dwelling equipment (refrigerators, ranges and water heaters) in 54 developments spread across the locations.

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

SCRHA3 plans to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing. SCRHA3 has also adopted Violence Against Women Act (VAWA) as one of its goals.

The Aiken Housing Authority has adopted five (5) goals in its current 5 year plan, they are:

- 1: Actively garner resources for housing preservation and development
- 2: Continue to make capital improvements to its current housing stock
- 3: Continue to provide resources to ensure employee and organizational development
- 4: Continue linking its residents with the tools necessary to become self-reliant individuals and families through directly providing or linking them to community, workforce and housing programs
- 5: Continue to improve resident experience through customary, modern day and advanced technology by tailoring its outreach efforts to meet the needs of its families and community

Discussion:

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

Introduction

The Midlands Area Consortium for the Homeless (MACH), is a non profit organization and HUD registered Continuum of Care (CoC), and is designed to provide a community solution to homelessness. They work collaboratively to reduce the time that people spend in a homeless situation while promoting self sufficiency and independence for the people in the areas they serve – including the six (6) counties in Lower Savannah: Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg. Since 1994 MACH has existed to serve individuals and families currently experiencing homelessness and to aid those who are at risk of becoming homeless. MACH seeks to increase collaboration between all citizens of their region to help those who are most in need.

MACH represents 14 Counties across the Midlands of South Carolina. They advocate for issues and initiatives that will help end homelessness. MACH seeks to connect others as a collaborative network of individuals and organizations, and puts an emphasis on empowering clients to advocate for themselves and facilitate positive change.

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)	60	0	56	70	0
Households with Only Adults	14	0	0	4	0
Chronically Homeless Households	0	0	1	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities Targeted to Homeless Persons

Data Source Comments:

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

MACH is the region's continuum of care and has a network of homeless service providers, ready to meet health and mental health needs, and also offer employment services. Some of the resources and service providers MACH partners with are:

MIRCI- the Mental Illness Recovery Center, Inc. is specialized in providing housing and behavioral healthcare to individuals with chronic mental illness. Many of the individuals they work with enter MIRCI from a state of homelessness. An Outreach Team engages homeless individuals where they are – whether it's in the library, at a bus stop, at one of the area shelters, or a plethora of other locations. MIRCI is a nonprofit organization that assists individuals with mental illness to recover in the areas of their lives impacted by their illness through housing, behavioral healthcare, and assistance with obtaining and managing their disability income.

MACH works with a large network of agencies that help with employment services in the area they serve. In 2014, MACH completed a needs assessment by conducting a survey of people experiencing homelessness throughout our 14 counties, of which employment is a big factor in the cause of homelessness. Unemployment was reported as the most common cause of homelessness (28.3%). MACH measures employment success as the increase in income from employment after they enter the housing program. Approximately 22% of clients in federally-funded housing programs have employment income; 8% of clients increased their employment income after entering a housing program.

The Midlands Housing Alliance and the Transitions program holds employment workshops and helps individuals with job searches and interviews.

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.

Chronically Homeless and Families with Children

MACH is a strong continuum of care with excellent and effective homeless service providers. Unfortunately, resources are limited, and there is not enough housing and shelter to meet demand. As a result, the most vulnerable people often remain unserved or do not succeed at traditional services, causing them to continue to experience homelessness. Thus, in accordance with the HUD CoC Program regulations, MACH has developed prioritization of permanent supportive and transitional housing. Prioritization for permanent supportive housing and transitional housing projects are listed below:

Permanent Supportive Housing (PSH) projects provide housing and supportive services to assist people who have a disability and are experiencing homelessness to live independently. The goal of this policy is

to ensure that people experiencing chronic homelessness are prioritized for placement into PSH projects. For dedicated PSH beds, participants must be homeless according to HUD's definition of chronically homeless.

Transitional Housing projects provide housing for an extended period of time. The goal of this policy is to ensure that people who need extensive supports to prepare them to live independently are placed into transitional housing. Participants must be homeless according to HUD's definition including those fleeing domestic violence and at imminent risk.

Veterans

About 15 percent of the Midlands Area homeless estimate is homeless veterans (221 individuals), the majority of which are also in transitional housing (64 percent).

One80 Place has been serving people experiencing housing crises in the Lowcountry for over 30 years and has recently expanded services to the Midlands. Through a partnership with the Department of Veteran Affairs, One80 Place is able to assist eligible veterans and their families who are homeless or are at imminent risk of becoming homeless. One80 Place works to help them obtain or retain housing, and accomplishes this through a combination of housing services and wraparound case management. The Veteran Housing Program is in its fifth year. The outreach Staff visits an average of 10 to 30 community providers and encampments each week searching for veterans in their time of need. Their role is to connect veterans to an intake coordinator who performs their eligibility screening and connects them with one of our case management teams.

Unaccompanied Youth

Unaccompanied children and youth comprise just 6 percent of the total homeless population in this area, and only 11 percent are identified as unsheltered.

Palmetto Place Children's Shelter, located in Columbia, SC, prevents homelessness by providing much needed services to the often overlooked, high-risk youth population. Palmetto Place provides abused and neglected children a safe and nurturing environment. They also started sheltering unaccompanied teens, and provide the support needed to help youth formulate future goals. A maximum of 20 youth can be served at one time. Sixteen beds are reserved for youth who are referred by Department of Social Services (DSS). Although youth from the Lower Savannah region have access to these beds through DSS, the county is not included in the chart above because they are not located in the Lower Savannah region.

Orangeburg has recently reopened its homeless shelter, The Samaritan House in late 2020. It serves the Orangeburg and surrounding areas. It has caseworkers on site to help with needs such as housing and employment services.

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

Introduction

There are three primary groups with non-homeless special needs in the region. They are the elderly and frail elderly, those with HIV/AIDS and their families, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how Lower Savannah is accommodating or should accommodate these needs.

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

Elderly

An important focus of the local six county Area Councils on Aging is to keep the elderly living independently. The agencies offer on-site group and home-delivered meals; recreational and socialization activities; health and wellness promotion; care management/service coordination; help with home chores; information and referral services; leisure, social, educational, and recreational activities; group meals; evidenced-based wellness programs and exercise equipment; transportation; and volunteer opportunities.

Aiken Senior Life Services (formerly Aiken Area Council on Aging) is a nonprofit agency that provides a variety of programs and services to promote the well-being of aging persons living in Aiken County, SC. The main office is the point of contact to apply for any/all of the agency's services.

Persons with Disabilities

The South Carolina Department of Disabilities and Special Needs (SCDDSN) is the state agency that plans, develops, coordinates and funds services for South Carolinians with the severe, lifelong disabilities of: intellectual disability, autism, traumatic brain injury and spinal cord injury and conditions related to each of these four disabilities.

In Aiken County, all funds from the SCDDSN to provide services flow through the Aiken County Board of Disabilities. This system permits people with disabilities to remain in their natural homes or, if this is not possible, to live in family-like settings in our community. While some services are provided directly, others are contracted for delivery by other community organizations in the local provider network.

The Aging, Disability and Transportation Resource Center (ADTRC) assists disabled persons with issues on transportation and travel in the region while also connecting these individuals to services they need, and supporting them to live independently or with family in their homes.

Persons with HIV/AIDS and Their Families

HopeHealth seeks to provide affordable, accessible care to people in the 6 counties of the Lower Savannah region. HopeHealth began with the narrow but important goal of providing support, guidance and compassion to those affected by HIV/AIDS. Founded as a support group in 1991, it now continues to offer medical care, medical case management, prevention and outreach services to those infected, affected (family), and at-risk populations. In addition to medical case management, support groups and medical care for those living with HIV/AIDS, HopeHealth is committed to community education and prevention.

For those who have received an HIV-positive diagnosis, HopeHealth provides a patient intake process that addresses not only the physical health concerns of those newly diagnosed, but also the emotional, spiritual and financial health of the clients. It recognizes no one should have to live with or cope with HIV alone, or without adequate information about managing this disease. The medical case management staff connects their clients to essential services, coordinates medical appointments, and facilitates referrals, linkage to care, transportation, and intake procedures for various programs. HopeHealth also coordinate mental health care and support groups.

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

The South Carolina Department of Disabilities and Special Needs (SCDDSN) is the state agency that plans, develops, coordinates and funds services for South Carolinians with the severe, lifelong disabilities of: intellectual disability, autism, traumatic brain injury and spinal cord injury, and conditions related to each of these four disabilities.

In Aiken County, all funds from the SCDDSN to provide services flow through the Aiken County Board of Disabilities. This system permits people with disabilities to remain in their natural homes or, if this is not possible, to live in family-like settings in our community. While some services are provided directly, others are contracted for delivery by other community organizations in the local provider network. It's mission is to provide, promote and coordinate community services in Aiken County for individuals with autism, head and spinal cord injuries, and mental retardation, to maximize independence, safeguard and support human rights and dignity, and achieve community inclusion; and to provide education and resources to the public to help in the understanding and prevention of autism, head and spinal cord injuries, and mental retardation.

The Special Needs Boards of Allendale/Barnwell, Bamberg, Calhoun, and Orangeburg County each help get services such as transportation, care management, medication, respite care and job training and placement for persons meeting the eligibility criteria for the Mental Retardation Division or the Autism Division of the SCDDSN.

The Aging, Disability and Transportation Resource Center (ADTRC) assists disabled persons with issues on transportation and travel in the region while also connecting these individuals to services they need, and supporting them to live independently or with family in their homes.

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)

Lower Savannah Council of Governments operates the state's only Aging, Disability and Transportation Resource Center (ADTRC). The Resource Center's purpose is to inform and assist people in the region about a myriad of topics related to aging, disabilities, family care-giving, benefits, resources and transportation options that support independent, healthy and engaged community living. The center serves Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg Counties. This center is innovative in that it combines programs relating to public and human service transit with information and assistance to link to other health and human service related resources, benefits and options. People call the center throughout each day with requests and questions in many diverse areas. ADTRC staff help people to schedule rides for medical appointments, errands, to get to work throughout the region and answer questions about how to use local public transit systems. They help to negotiate service issues that arise between transit passengers and transit providers and advocate for unmet needs for transportation in underserved areas. Staff answer questions about aging issues, long term care, family care-giving and a number of benefits and resources, including Medicare. LSCOG also purchases services for seniors and transportation services from local service providers in each county of the region, and works to coordinate among agencies serving the public. This service is crucial to allowing elderly and disabled people the freedom to decide where they want to live.

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))

As stated above, Lower Savannah Council of Governments operates the state's only Aging, Disability and Transportation Resource Center (ADTRC). The Resource Center's purpose is to inform and assist people in the region about a myriad of topics related to aging, disabilities, family care-giving, benefits, resources and transportation options that support independent, healthy and engaged community living. The center serves Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg Counties.

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

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

The following impediments were identified in the Consortium's 2016 Analysis of Impediments to Fair Housing Choice:

1. Lack of decent affordable housing options

The supply of affordable housing in the Region – both for purchase and for rent – is inadequate to meet current and future demand. The provision of fair housing and the availability of affordable housing are closely linked. While not strictly a fair housing issue, the impact of affordability on housing choice cannot be overlooked.

2. Poor Credit History is Preventing Home Ownership Opportunities

A review of Home Mortgage Disclosure Act (HMDA) data for the Region indicates that in 2013, 20% of all home mortgage applications were denied while just 48% resulted in a loan origination. Additionally, 66% of all mortgage application denials were for applicants seeking to refinance existing home mortgages. The leading cause for denial, for refinance applicants, was poor credit history followed by a lack of collateral. The latter indicating homeowners who are “under water” or “upside-down” in their homes. A lack of credit history or poor credit history was also the number one reason for denial for home purchase mortgage applicants. Black applicants were more than twice as likely to be denied as white applicants with denial rates of 41% and 17% respectively.

3. Lack of Sufficient Handicap Accessible Housing Units & Special Needs Housing

Indicators point out a lack of handicap accessible housing units, and options for special housing needs for those such as disabled or elderly.

4. Concentrations of Racial/Ethnic Segregation and Housing Problems

As can be seen from the race and ethnicity maps in the Community Profile section of this AI, there are areas in the Region with both high concentrations of minority populations in conjunction with high concentrations of housing problems and poverty. The primary housing problems in the concentration area is housing cost burden. As can be seen from the series of maps provided, in addition to relatively high concentration of cost burden the area is home to a relatively high concentration of poverty.

5. Lack of Fair Housing Awareness

Indicators point to a general lack of fair housing awareness in the Region. Most notably, there were only 23 housing complaints in the region from 2010-2015. This is clearly indicative of a population that does

not have enough knowledge of fair housing practices to recognize when their (or someone else's) rights are being violated, or of how to properly address concerns they may have about housing discrimination. Additionally, the lack of a known hotline or advocacy organization and the low response rate to a fair housing survey in the region are further evidence of the need for increased awareness of fair housing rights and fair housing issues.

6. Lack of Transportation Options

Though there are several public transportation options in the Region, their limited availability and geographic distribution is an impediment for low and moderate-income households, which rely more heavily on public transportation to get to and from work. Health care and manufacturing are among the largest industries in the region, and many of these jobs require shift work and off-peak commuting hours. Without ready access to a reliable public transportation system, individuals are not able to access employment and services that would enable them to increase their earning potential and ultimately expand their housing options.

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

Introduction

This section provides insight into the economic development landscape of the six (6) counties that make up Lower Savannah. The table below details the extent of business sector employment throughout the region. Unemployment, commuting times, and education are also analyzed in this section.

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	2,605	1,408	2	1	-1
Arts, Entertainment, Accommodations	9,677	9,692	8	9	1
Construction	7,745	5,507	6	5	-1
Education and Health Care Services	28,727	22,946	23	22	-1
Finance, Insurance, and Real Estate	5,328	3,717	4	4	0
Information	2,048	715	2	1	-1
Manufacturing	20,339	17,615	16	17	1
Other Services	6,165	2,123	5	2	-3
Professional, Scientific, Management Services	11,376	15,697	9	15	6
Public Administration	7,116	5,733	6	6	0
Retail Trade	14,585	12,392	12	12	0
Transportation and Warehousing	6,829	3,507	5	3	-2
Wholesale Trade	2,033	2,218	2	2	0
Total	124,573	103,270	--	--	--

Table 39 - Business Activity

Alternate Data Source Name:
2009-2013 ACS (Workers), 2013 LEHD (Jobs)
Data Source Comments:

Employment by Sector

The Education & Health Care Services business sector provides the highest percentage of all jobs in the region with 23% of all jobs coming from this sector (28,727). This is followed by the Manufacturing sector, comprising 16.3% of the workers throughout the region (20,339). The third largest business sector is Retail Trade, which accounts for 11.7% of the total jobs in the region (14,585).

Labor Force

Total Population in the Civilian Labor Force	141,839
Civilian Employed Population 16 years and over	125,202
Unemployment Rate	11.70
Unemployment Rate for Ages 16-24	27.20
Unemployment Rate for Ages 25-65	9.40

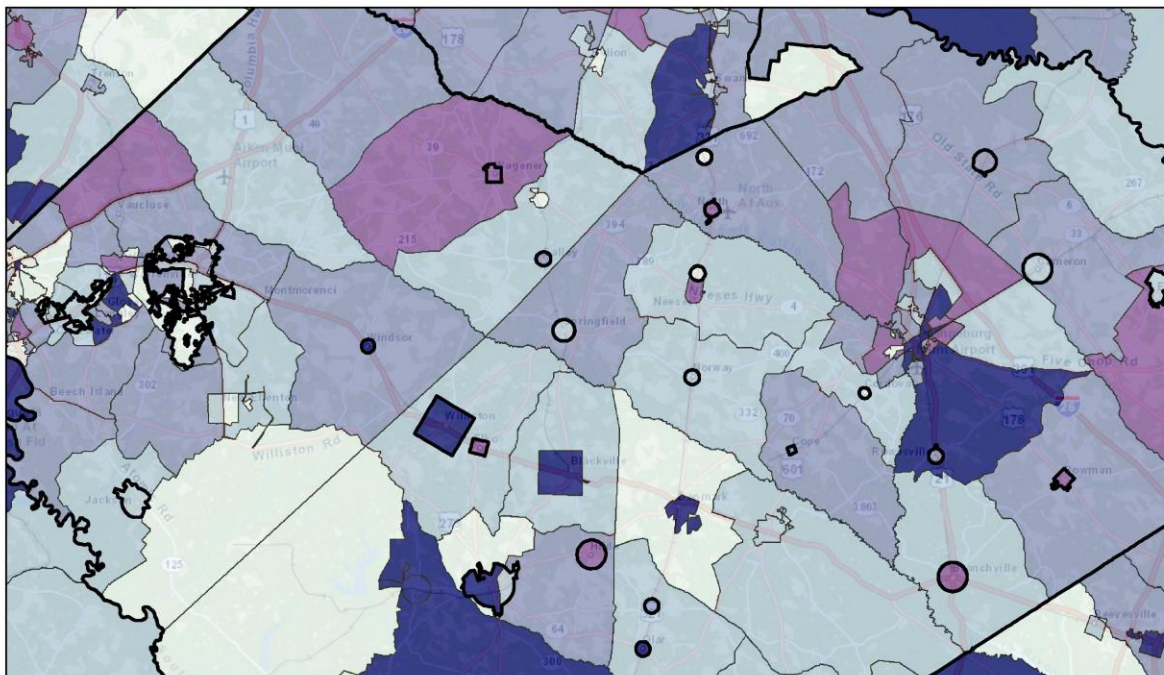
Table 40 - Labor Force

Alternate Data Source Name:
2009-2013 ACS (Workers), 2013 LEHD (Jobs)
Data Source Comments:

Unemployment Rate

Region wide, the unemployment rate is 11.7% for all persons in the civilian workforce. Over 27% of persons between the ages of 16 and 24 are unemployed. Lower Savannah's total overall unemployed rate is more than the 10.6% statewide unemployed rate and the 9.2% National unemployed rate, according to the 2010-2014 ACS 5 Year Estimates.

Unemployment Rate - North -



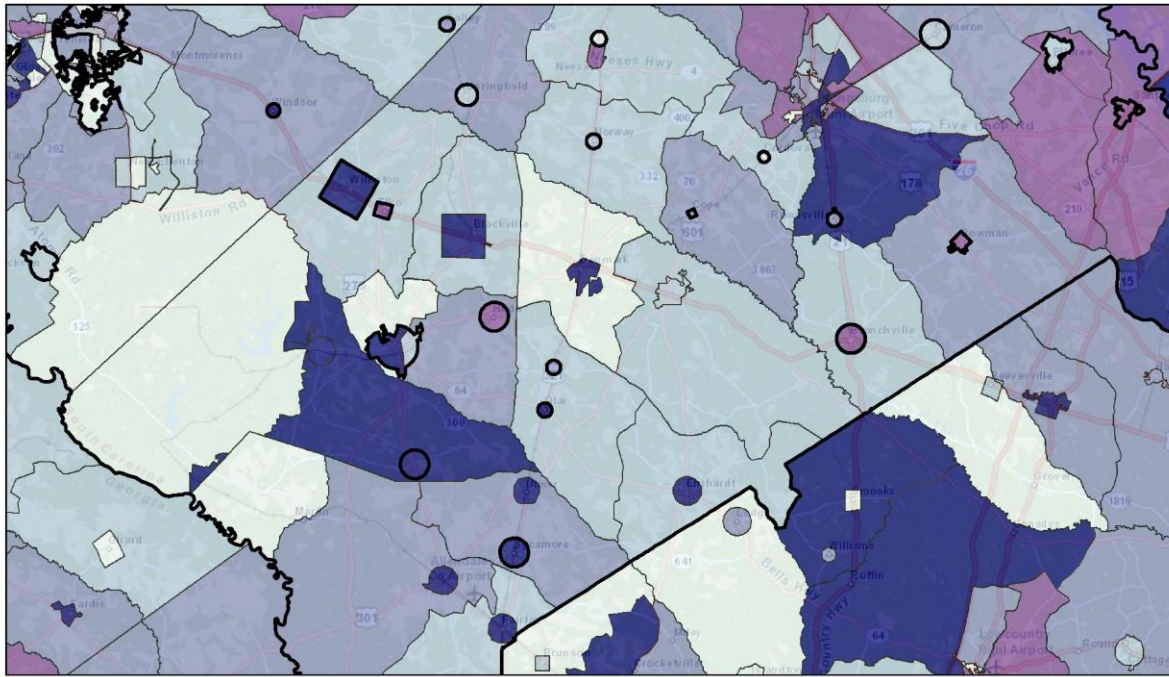
February 29, 2016

Override 1 Unemployment
B23001_UE_PCT
 5-10%
 10-15%
 15-20%
 >20%
 <5%

1:557,930
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0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Unemployment Rate - North

Unemployment Rate - South -



March 1, 2016



1:564,815
0 4.75 9.5 19 mi
0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Unemployment Rate - South

Unemployment

The maps above displays the distribution of unemployment throughout the community, highlighting areas of higher and lower unemployment. There are many areas in the region with unemployment greater than 15%

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Occupations by Sector	Number of People
Management, business and financial	39,041
Farming, fisheries and forestry occupations	1,433
Service	22,065
Sales and office	28,321
Construction, extraction, maintenance and repair	13,219
Production, transportation and material moving	22,556

Table 41 – Occupations by Sector

Alternate Data Source Name:
 2010-2014 ACS 5-Year Estimates
 Data Source Comments:

Occupations by Sector

Overwhelmingly, the largest employment Sector is the Management, business & financial sector employing over 39,000 persons throughout the region. This sector is followed by the Sales & office sector with over 28,000 persons employed.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	76,642	64%
30-59 Minutes	33,611	28%
60 or More Minutes	9,602	8%
Total	119,855	100%

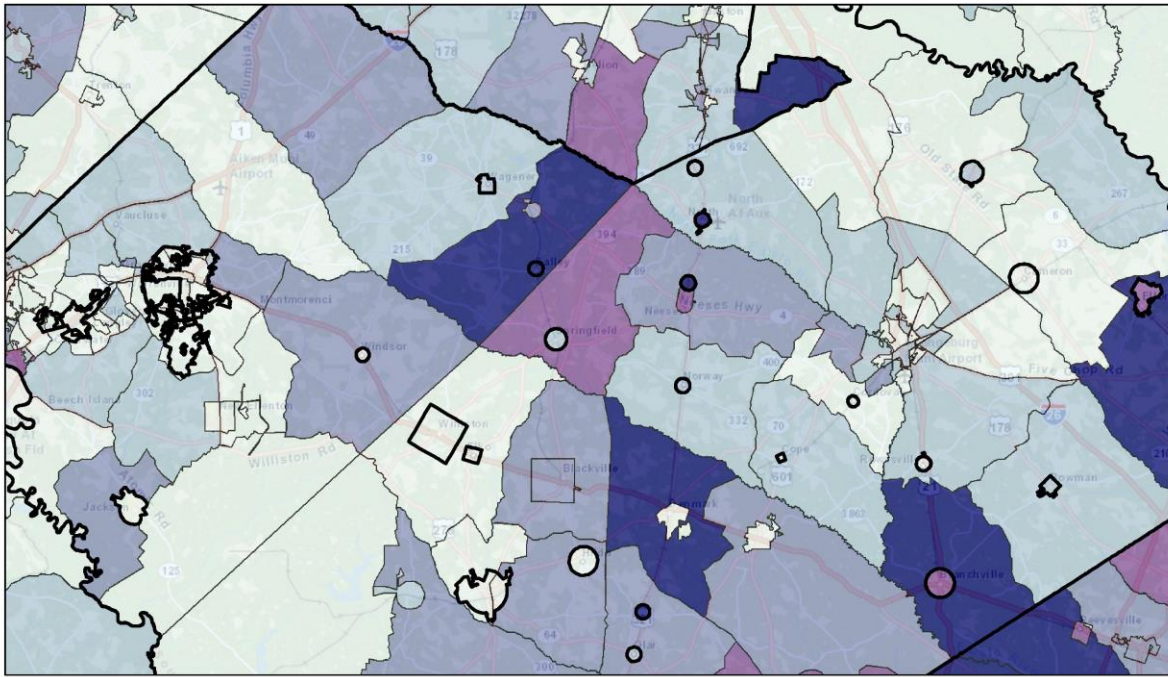
Table 42 - Travel Time

Alternate Data Source Name:
 2010-2014 ACS 5-Year Estimates
 Data Source Comments:

Commuter Travel Times

Sixty-four percent (64%) of all persons commuting to work have a commute of less than 30 minutes each way. Unfortunately, 8% of all employed persons have a commute of 60 minutes or more, to and from work each day.

Commute Time Greater Than One Hour - North -



February 29, 2016

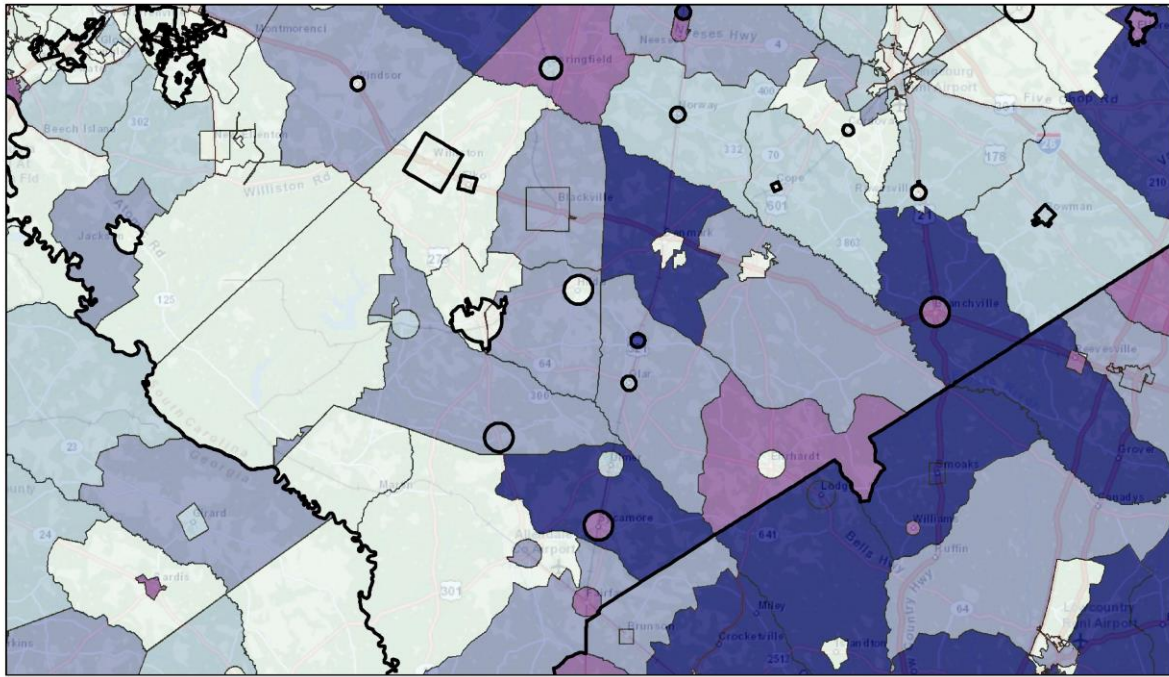
Override 1 CommuteTimeGT60Min
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 <5%
 5-10%
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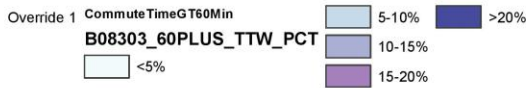
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Commute Time More Than One Hour - North

Commute Time Greater Than One Hour - South -



March 1, 2016



1:564,815
0 4.75 9.5 19 mi
0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Commute Time More Than One Hour - South

Commute Time More Than One Hour

The map above utilizes commuting data to show the distribution of persons in the region who commute more than one hour to their place of employment. The lightest shaded areas of those places where less than 5% of persons have a commute greater than one hour. The percentages increase as the shades get darker, with more than 20% of persons in the darkest blue/purple areas with a commute greater than one hour.

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	8,748	4,891	11,454
High school graduate (includes equivalency)	33,146	6,587	16,448
Some college or Associate's degree	33,938	3,799	13,014

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	28,384	1,322	5,645

Table 43 - Educational Attainment by Employment Status

Alternate Data Source Name:
2010-2014 ACS 5-Year Estimates
Data Source Comments:

Educational Attainment by Employment Status

The table above details educational attainment by employment status for persons 16 years of age and older within the region.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	631	1,264	1,046	3,406	6,846
9th to 12th grade, no diploma	5,852	4,447	3,416	9,034	7,309
High school graduate, GED, or alternative	9,595	11,230	12,035	30,920	16,441
Some college, no degree	13,113	9,469	8,317	17,663	8,337
Associate's degree	1,123	2,783	3,757	7,897	2,863
Bachelor's degree	1,603	5,659	5,016	12,364	5,642
Graduate or professional degree	63	2,356	2,585	7,258	4,220

Table 44 - Educational Attainment by Age

Alternate Data Source Name:
2010-2014 ACS 5-Year Estimates
Data Source Comments:

Educational Attainment by Age Group

The table above details educational attainment by age for persons 18 years of age and older within the region.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,518
High school graduate (includes equivalency)	25,153
Some college or Associate's degree	29,562
Bachelor's degree	44,385
Graduate or professional degree	56,636

Table 45 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2010-2014 ACS 5-Year Estimates
Data Source Comments:

Median Earnings in Past 12 Months based on Educational Attainment

As might be expected, median earnings are directly proportional to educational attainment. Those individuals with some college or an Associate's degree can expect to earn over 50% more than persons who have not completed a high school diploma. Furthermore, those with a graduate degree earn more than 2 times what a person with only a high school degree earns.

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

The Education & Health Care Services business sector provides the highest percentage of all jobs in the region with 23% of all jobs coming from this sector (28,727). This is followed by the Manufacturing sector, comprising 16.3% of the workers throughout the region (20,339). The third largest business sector is Retail Trade, which accounts for 11.7% of the total jobs in the region (14,585).

Describe the workforce and infrastructure needs of the business community:

Compared to the state, Lower Savannah has 16.3% of the workforce in Manufacturing while the state as a whole has 13.6% of workers in that business sector. LS also has 5.5% of the workforce in Transportation and Warehousing while the state as a whole has 4.6% of workers in that business sector. With increase of freight in the region from shipping containers from the ports of Savannah and Charleston, the region plans to further develop and improve as a transportation hub. Orangeburg County is at the center of this national trade route, and has placed major investment to capitalize in the development of this regional economic area.

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.

Freight planning and logistics are becoming increasingly important in the region as the Ports of Savannah and Charleston grow. The expansion of the Panama Canal, scheduled for completion in 2016, will allow the Canal to accommodate container vessels carrying 15,000 containers (the current maximum is 6,000 containers) and twice the number of ships per day. During busy shipping seasons, vessels may experience long queues before passing through the canal. With this increased flow of vessels through the canal, large increases in the number of ships that port in Savannah or Charleston are anticipated, creating an opportunity for inland ports and logistics hubs within close proximity of the

ports. The development of the Jafza Magna Park in Santee and Boeing South America's facility in North Charleston also plays a major role in the future of logistics in the area.

With the anticipated increase of freight in the region from shipping containers from the ports of Savannah and Charleston, the region plans to further develop and improve as a transportation hub. Orangeburg County is at the center of this national trade route, and has placed major investment in the development of a regional economic area in the eastern end of the county called the Global Logistics Triangle. The strategy for the area is to develop a cluster to serve the logistics, advanced manufacturing, and multi-modal freight industries. Based on its strategic location and with access to two interstates, surface water, and rail, Orangeburg County is a prime location for a cluster centered on logistics and value-added advanced manufacturing opportunities.

Another area with potential is the long term prospects of the region's tremendous timber resources. With more than 58% of the region covered in forest, the potential for value added production for the entire region grows. This unique blend of forest land coupled with the surface water also offers potential to attract tourists to the area.

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

Lower Savannah plans to meet the anticipated needs of the increase in demand of workers in Manufacturing and Transportation and Warehousing. Compared to the state, LSCOG has 16.3% of the workforce in Manufacturing while the state as a whole has 13.6% of workers in that business sector. The Region also has 5.5% of the workforce in Transportation and Warehousing while the state as a whole has 4.6% of workers in that business sector.

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.

In 2011, Eastern Orangeburg County communities and planners began a community-led Sustainability Study. The study identified the changes that need to occur so that Eastern Orangeburg County could be in a position to benefit from local, national, and global changes (such as the anticipated increase of freight in the region), and to improve the quality of life for residents in the Lower Savannah region as well as ensure sustainable economic growth in the study area. To this day, the Orangeburg County area colleges and universities are preparing the area workforce with several logistics- and transportation-related investments. South Carolina State University recently built a transportation learning hub at its James E. Clyburn University Transportation Center. Orangeburg-Calhoun Technical College, with the aid of an EDA construction grant, completed a transportation training facility that is a resource for driver and CDL training and distribution and logistics workforce development. These efforts will provide a trained local workforce in global logistics and distribution to meet the need of the logistics-based cluster that is rapidly investing in the area.

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 Lower Savannah Region CEDS was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies. The CEDS analyzes the regional economy and serves as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources. It examines the needs, opportunities, barriers and resources of the district and sets forth the goals of the development program, together with the priorities and strategy devised to achieve these goals.

LSCOG is the lead agency in assisting the six-county area with regional planning and development activities. LSCOG provides its member local governments with a mechanism for collectively working to solve common problems, and works to provide support and assistance to counties in their economic development efforts. It encourages activities of cooperation across municipal and county lines and provides assistance in the solution of their individual problems in such areas as transportation, services to the elderly, housing, economic development, and job training.

As identified above, with increase of freight in the region from shipping containers from the ports of Savannah and Charleston, the region plans to further develop and improve as a transportation hub. Orangeburg County is at the center of this national trade route, and has placed major investment to capitalize in the development of this regional economic area. Based on its strategic location and with access to two interstates, surface water and rail, Orangeburg County is a prime location for a cluster centered on logistics and value added advanced manufacturing opportunities.

Due to anticipated rapid growth, in 2011 Orangeburg County embarked on a major planning effort that involved hundreds of residents and a large number of stakeholders. The Eastern Orangeburg County Sustainability Study was conducted with funding in part through the Community Development Block Grant (CDBG) program offered through the South Carolina Department of Commerce and with staff assistance from the Lower Savannah Council of Governments. A consulting firm led the study which now provides communities in eastern Orangeburg County with strategic and sustainable tools for guiding new development and creating a higher quality of life for area residents.

Some of the vision and goals produced through the Lower Savannah Region CEDS in the areas of the Economy, Infrastructure, Transportation, Natural Resources, and Human Resources are:

Economy: Promote the development of an economy that will allow the citizens of the Lower Savannah Region to maintain a quality standard of living.

Infrastructure: Promote the availability of adequate, efficient and affordable infrastructure for the present and projected residential, industrial and commercial growth in the Lower Savannah Region.

Transportation: Promote the efficient and economical movement of people and goods into and through the Lower Savannah Region by linking population and economic centers with accessible transportation facilities.

Natural Resources: Promote the efficient use of the region's natural resources in an environmentally responsible manner.

Human Resources: Promote the wellbeing of all citizens in the Lower Savannah Region through equitable access to educational opportunities, workforce training, supportive, and health related services.

Discussion

MA-50 Needs and Market Analysis Discussion

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

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the Region as a whole. The four housing problems that HUD evaluates are: 1. Lacks complete kitchen facilities (substandard housing) 2. Lacks complete plumbing facilities (substandard housing) 3. More than one person per room (overcrowding) 4. Housing costs greater than 30% of monthly income (cost burden).

Concentration Area

There are a few concentrations of housing problems dispersed throughout the Region, but a few particular areas stand out in terms of high concentrations of housing problems. For the purpose of this analysis these areas are defined as Census Tract 45003020902 In Aiken County just north of the border of SC and GA in North Augusta with housing cost burden of 80% and Census Tract 45075011200 just northeast of the City of Orangeburg with just over 75% cost burden. While not large in total area of the region, these areas represent significant sections of the urban areas they are located in. The primary housing problems in these areas is housing cost burden. As can be seen from the series of maps below, in addition to higher concentrations of cost burden the areas are home to high concentrations of poverty as well.

Cost Burden and Overcrowding

As in many communities across the nation, affordability is the largest housing problem in Lower Savannah. ACS estimates show 54% of renters and 32% of homeowners with a mortgage as paying more than 30% of their income on housing costs (2014 ACS). In total, more than 10,500 owner-occupied households and 8,600 renter-occupied households are financially overstretched due to housing. This represents a significant portion of the population experiencing a housing cost burden.

Overcrowding levels in the region are in line with state and national levels and do not appear to be an overarching problem. HUD defines overcrowding as more than one person per room in a housing unit, and severe overcrowding as more than 1.5 persons per room. According to 2014 ACS, 2 percent of Lower Savannah's occupied housing units are overcrowded – approximately 2395 households. However, while the region saw 2 percent of it's households experiencing overcrowding, Barnwell County saw 3.3 percent of it's households experiencing overcrowding – 280 households.

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

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the Region as a whole. The four

housing problems that HUD evaluates are: 1. Lacks complete kitchen facilities (substandard housing) 2. Lacks complete plumbing facilities (substandard housing) 3. More than one person per room (overcrowding) 4. Housing costs greater than 30% of monthly income (cost burden).

According to the 2014 ACS 5-Year Estimates, Whites comprised 54.6% of the population, Blacks or African Americans comprised 41.2%, and all other races made up 4.2% or less of the population in Lower Savannah.

Black or African American persons were concentrated in Allendale (73.9%), Bamberg (62.4%), and Orangeburg (62.1%) counties – all well over 10% more than the regional average. All other minority races did not have a concentration in the region.

Concentration Area

There are a few concentrations of housing problems dispersed throughout the Region with concentrations of minority, but one particular area stands out in terms of high concentrations of housing problems intersecting with concentrations of minority populations. For the purpose of this analysis this area is defined as Census Tract 45075011200 just northeast of the City of Orangeburg with over 75% cost burden and having more than 50 percent Black and African Americans.

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

Census Tract 45075011200 in Orangeburg City has owner-occupied homes with a median home value of \$83,500 and for renters the median contract rent is \$515 with 67% of the households being renters. All of the rental housing units (100%) were built before 1980 and there is a vacancy rate of 48%.

Are there any community assets in these areas/neighborhoods?

South Carolina State University is located in Census Tract 45075011200 as well as many neighboring industrial sites.

Various post-secondary educational facilities are located in the region. These include:

- University of South Carolina Aiken
- Aiken Technical College
- Victory Baptist College
- University of South Carolina Salkehatchie
- Voorhees College
- Denmark Technical College

- Orangeburg-Calhoun Technical College
- South Carolina State University
- Claflin University
- Southern Methodist College

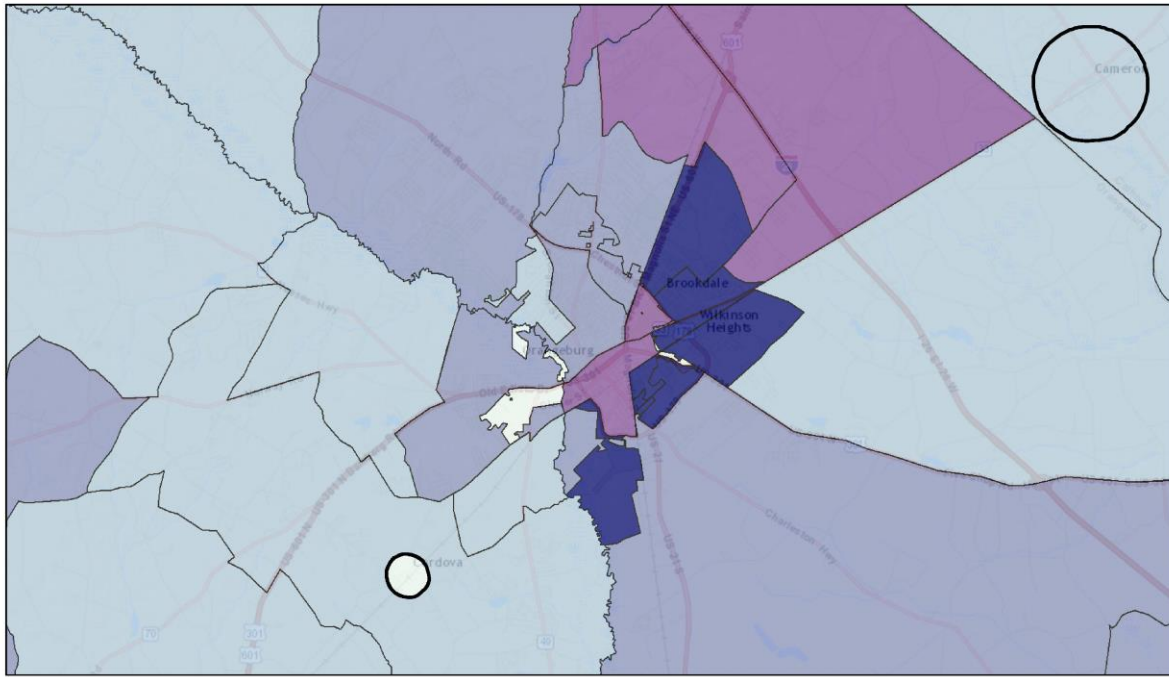
The primary healthcare facilities serving the region are Aiken Regional Medical Centers and Regional Medical Center of Orangeburg & Calhoun Counties. In addition, there are various community organizations that serve the health needs of residents.

Are there other strategic opportunities in any of these areas?

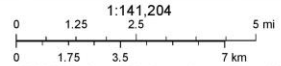
With the growth of both the Transportation & Warehousing and Manufacturing industries remaining strong in this area, Orangeburg County is working with the Lower Savannah COG to address cultural barriers, focus on STEM (science, technology, engineering and math) studies to help prepare students for those fields, and assess career pathways based on industry needs and projections. LSCOG, as part of the comprehensive economic development strategy, promotes accessible skills training to enable individuals in the region to acquire competitive employment opportunities and self-sufficient wages.

Also, to promote economic growth in these business sectors, efforts to enhance the development and improvement of industrial parks in the region along with the development of future sites in the more rural areas of the region are encouraged, especially in the areas surrounding Orangeburg City. To support this, efforts are being made to establish other types of park facilities such as research and technology parks, logistics, transportation, and distribution centers, multi-county parks, and agribusiness parks. As reported in the LSCOG CEDS report consideration must be given to the development of infrastructure to support these facilities.

Black or African-American Population - Orangeburg



March 4, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Black or African-American - Orangeburg

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Region developed its Strategic Plan based on analysis of the data presented in this plan and an extensive community participation and consultation process. Through these efforts, the Region has identified three priority needs and 9 goals to address those needs. The priority needs include:

- 1) Improving Affordable Housing Options
- 2) Providing for Suitable Living Environments
- 3) Improving the Capacity of Housing and Service Providers in the community.

The following Strategic Plan provides more details for these priorities and the corresponding goals as well as planned actions to provide for the priority needs of the citizens of Lower Savannah.

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

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

LSCOG awards grant funds to support housing (HOME) activities in the region. However, CDBG and HOPWA funding which is granted by the Department of HUD and administered by the State enables the extension of services to the rest of the six counties.

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Improve Affordable Housing Options
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Improve Access to Housing Opportunities Increase and Improve the Supply of Rental Housing Provide Homebuyer Opportunities

	Description	LSCOG has identified the need for improved quality and increased availability of affordable housing.
	Basis for Relative Priority	Improving the access to and availability of affordable housing is one of the highest priority needs for residents of the Region.
2	Priority Need Name	Preserve Existing Housing Stock
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly
	Geographic Areas Affected	
	Associated Goals	Assist Homeowners with Needed Housing Repairs
	Description	The HOME Consortium recognizes the need to assist existing homeowners and rental property owners with the rehabilitation of their properties.
	Basis for Relative Priority	This is one of the highest priorities for the region.
	3	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Assist Homeowners with Needed Housing Repairs
	Description	While the Region must focus on the availability of affordable housing, providing for safe, decent and suitable living environments must also remain a high priority.
	Basis for Relative Priority	The need for suitable living environments goes hand in hand with the expansion of economic opportunities and further access to affordable housing. LSCOG must maintain high quality living arrangements while balancing the ever growing business and residential development.
4	Priority Need Name	Improved Capacity of Local Housing Providers
	Priority Level	High

Population	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
Geographic Areas Affected	
Associated Goals	Increase Capacity of Local Housing Providers
Description	LSCOG recognizes that in order to provide for the improved quality of life, as identified in the first two priority needs, the Region must have strong and able community partners to assist with housing and community development initiatives.
Basis for Relative Priority	The Region has limited staff and resources to provide for the priority needs of the community. As such, LSCOG will dedicate a portion of its funding each year to assist in the improvement and expansion of local housing and community services providers.

Narrative (Optional)

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

Influence of Market Conditions

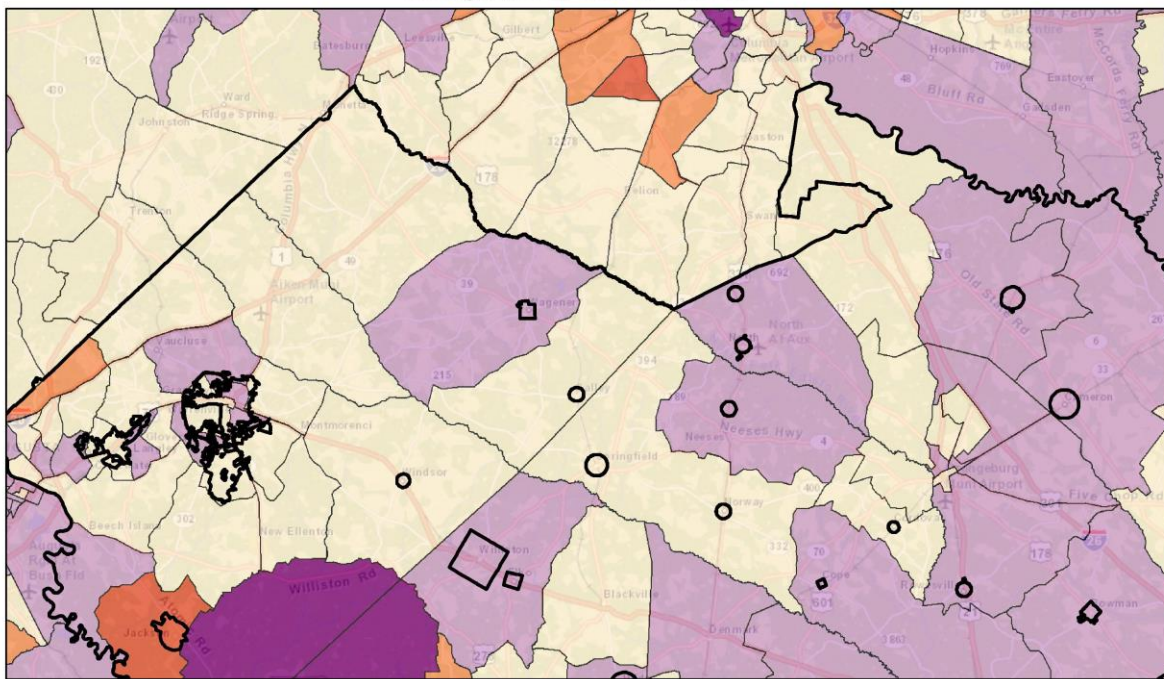
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Funds will not be utilized for TBRA
TBRA for Non-Homeless Special Needs	Funds will not be utilized for TBRA
New Unit Production	LSCOG has identified the need for affordable rental and ownership units as one of its highest priorities. HOME funding will be utilized to support new unit construction.
Rehabilitation	Along with providing for new unit construction, the Region will provide support for programs that repair and rehabilitate existing rental and owner occupied housing. The preservation of affordable units is a strategy equally as important as the development of new housing.
Acquisition, including preservation	In an effort to improve land use and utilization of existing buildings as well as an effort to remove slum and blight, the Region may utilize HOME funding for the acquisition of land and/or buildings/facilities.

Table 48 – Influence of Market Conditions

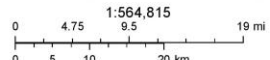
Demographic Maps

The following series of maps visually displays the geographic distribution of demographic trends in the region across a few key indicators, including population change, density, income, and poverty.

Change in Population - North -



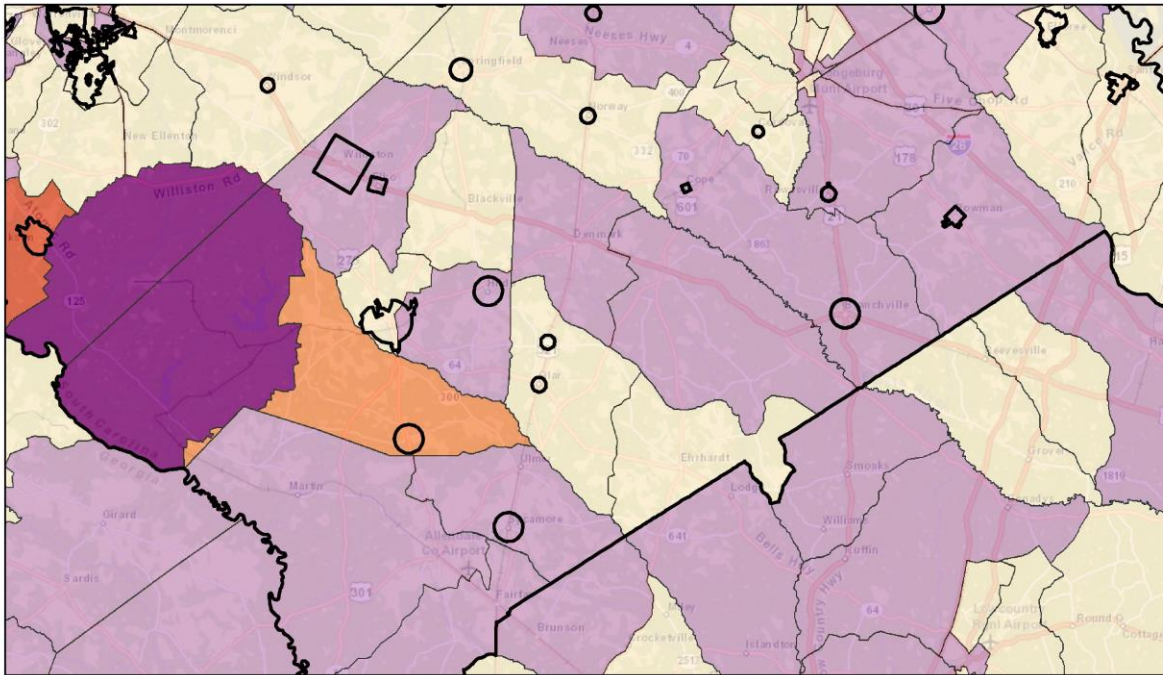
February 29, 2016



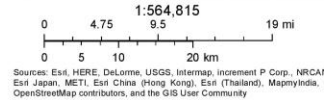
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Population - North

Change in Population - South -



February 29, 2016



Change in Population - South

Population Change

The maps above display the population change throughout the region since 2000. Though the average growth rate for the region as a whole was 6 percent, the population in some areas (shaded dark purple) declined by more than 50 percent, while other areas (shaded dark orange) had a growth rate of more than 100 percent.

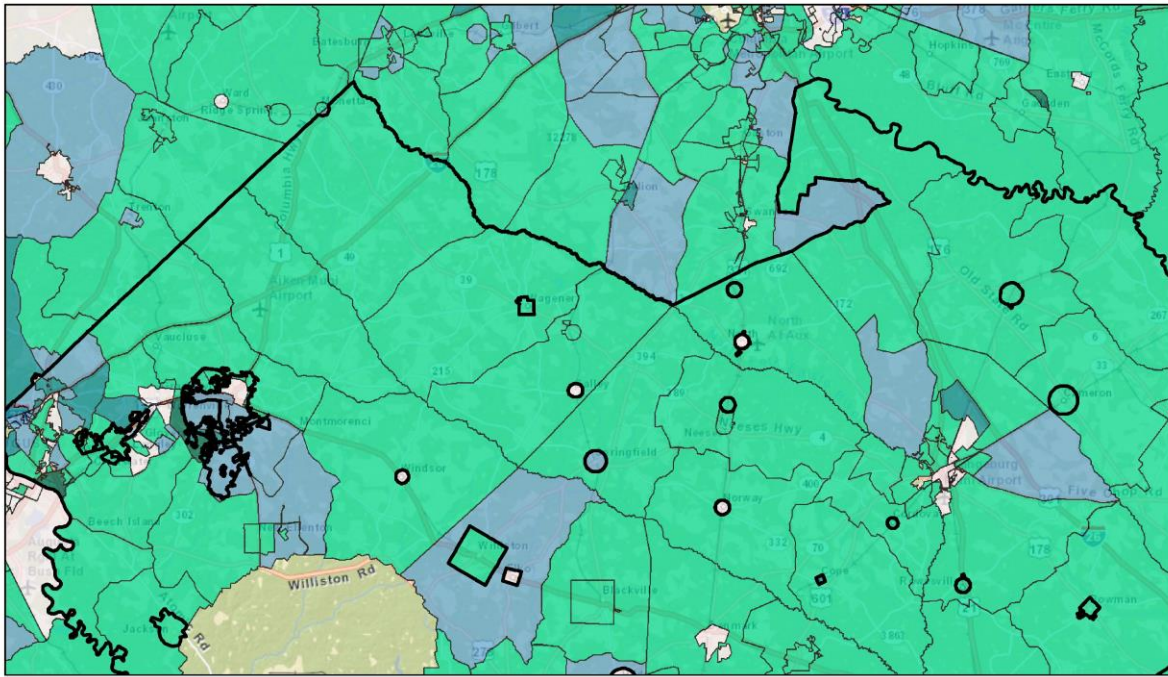
Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Household Income

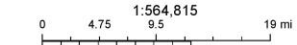
The following maps display the median household incomes throughout the region. In 2014 the median household income was \$40,400. Areas shaded in white represent the lowest income ranges with median incomes of less than \$25,000. Median incomes increase in \$25,000 increments as the shading for the areas darken. Areas shaded in dark green have median incomes of over \$100,000.

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Median Household Income - North -



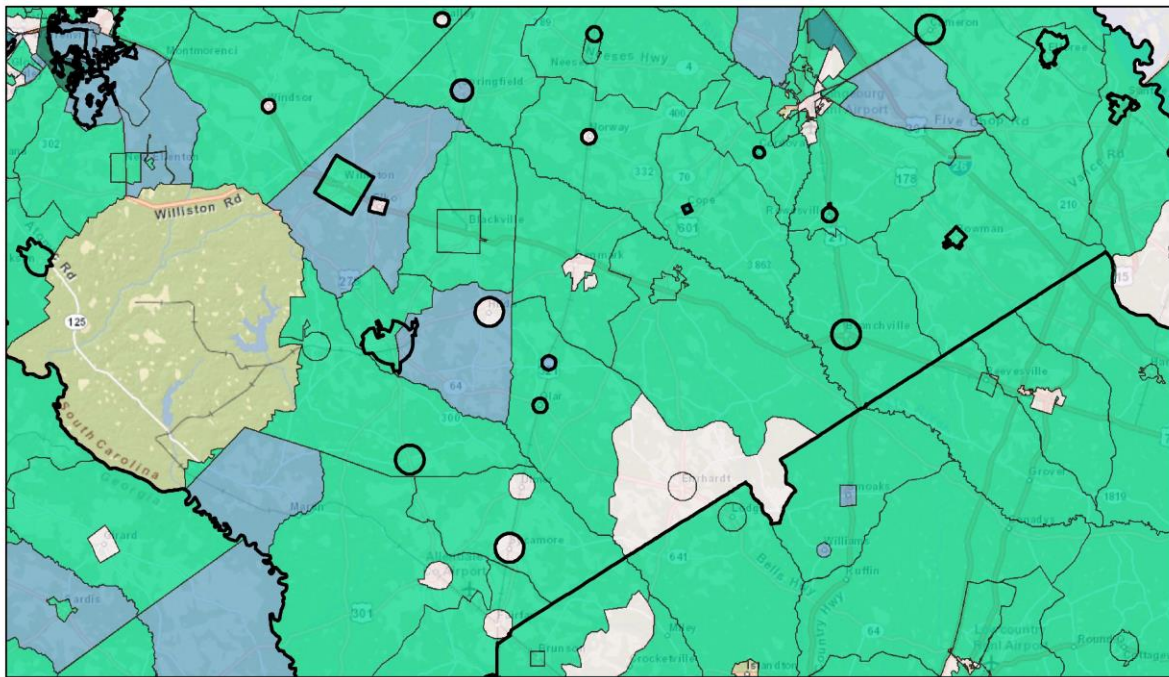
February 29, 2016



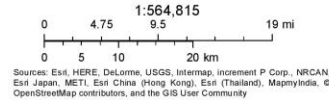
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Median Household Income - North

Median Household Income - South -



February 29, 2016



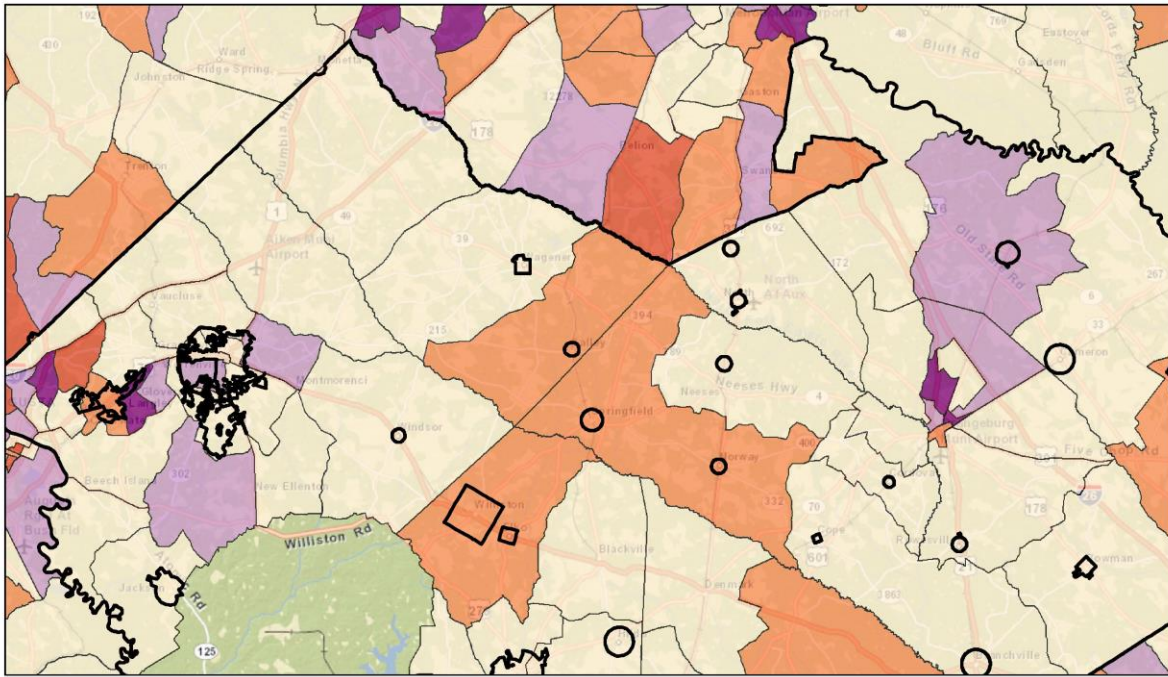
Median Household Income - South

Change in Median Income

The next maps shows how median incomes have changed in the community over time. Median household income grew 21% between 2000 and 2014. The dark purple shaded areas represent those areas where median incomes have decreased greater than 10%. Beige colored regions saw incomes decrease between 10% and 0%, whereas the lighter orange areas experienced income growth between 25% and 50%. The darkest orange areas saw the highest jump in incomes, growing more than 50%

Data source: The data source for this map is 2007-2011 American Community Survey Estimates.

Change in Median Household Income - North -



February 29, 2016

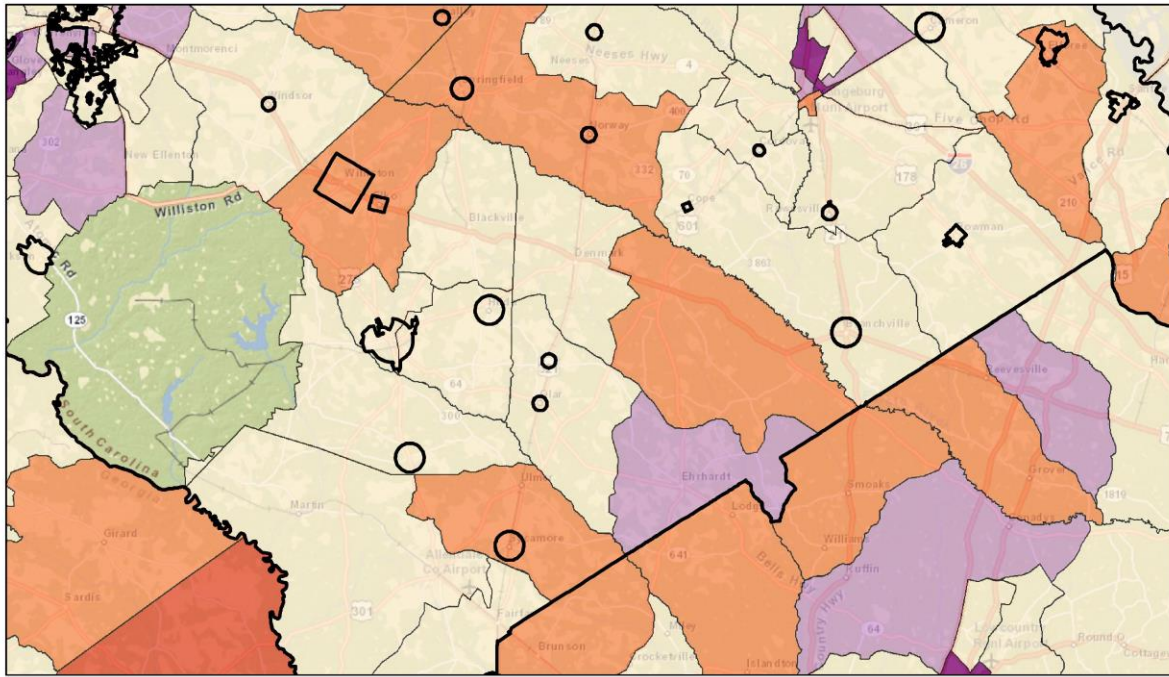
Override 1 **ChangeInMedianHHIncome**
PCT_MEDHH_INC

1:564,815
 0 4.75 9.5 19 mi

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Median Income - North

Change in Median Household Income - South -



February 29, 2016

Override 1 **ChangeInMedianHHIncome**
PCT_MEDHH_INC

1:564,815
 0 4.75 9.5 19 mi
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

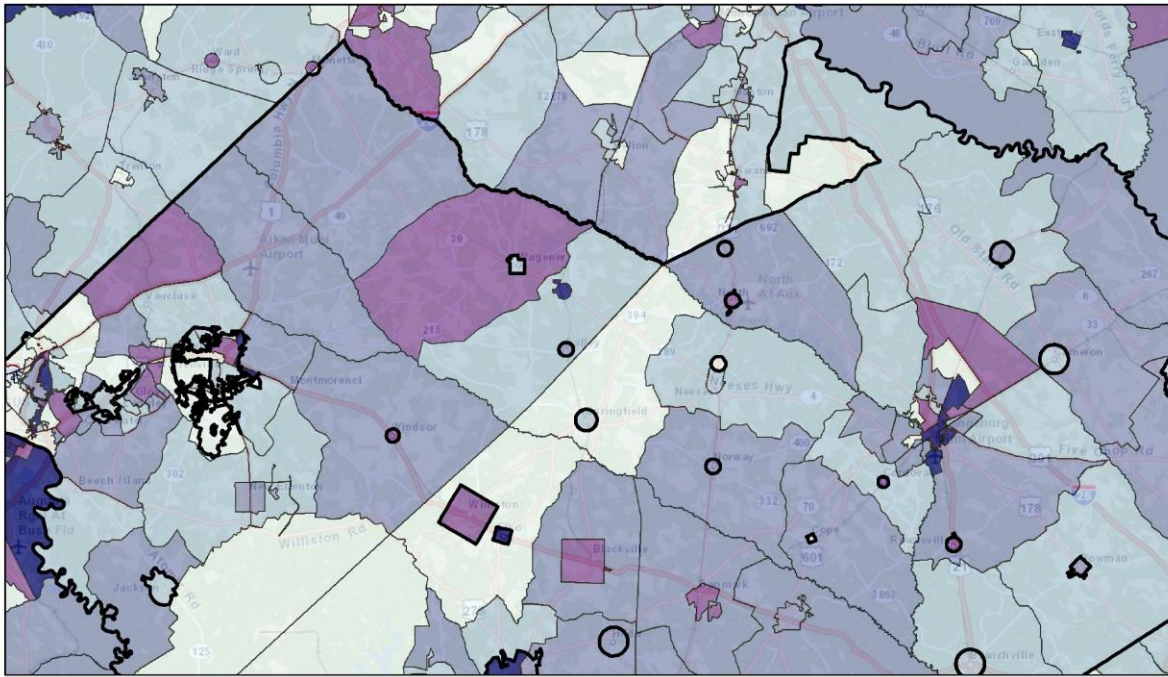
Change in Median Income - South

Poverty

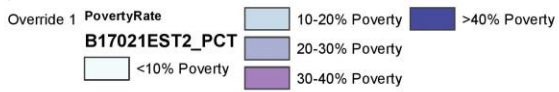
The following maps look at poverty in the region. The first set of maps displays the current concentrations of poverty throughout the area and the second set shows how poverty has changed over time.

Data source: The data source for these maps is 2007-2011 American Community Survey Estimates.

Poverty Rate - North -



February 29, 2016

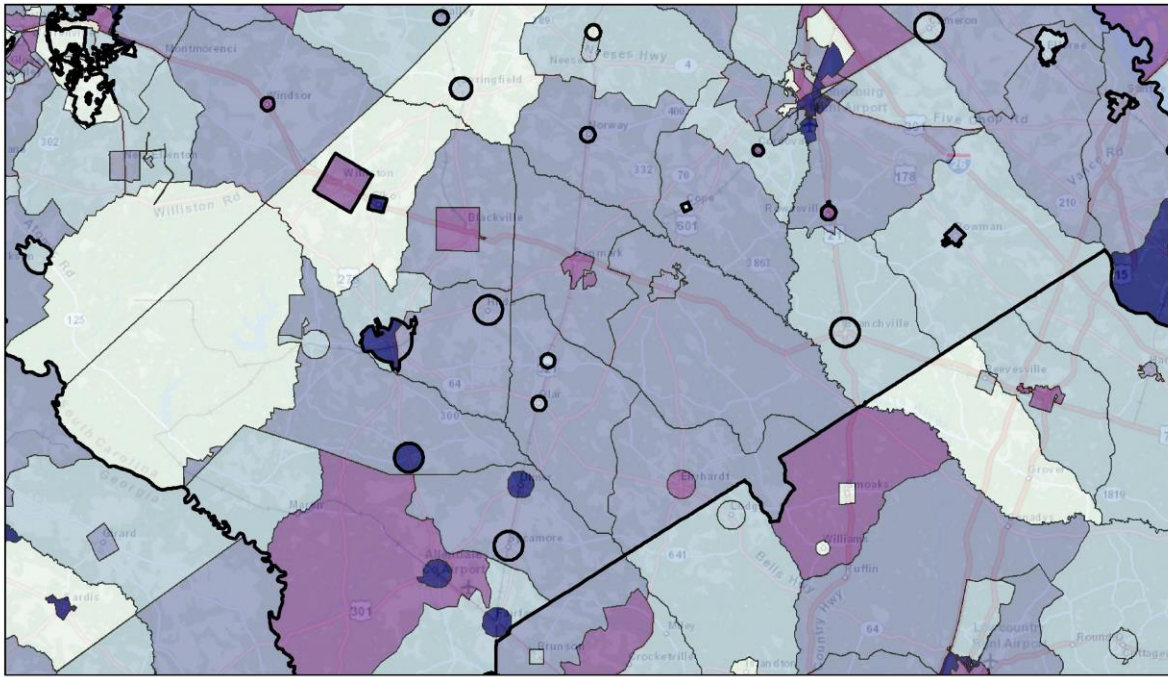


1:564,815
0 4.75 9.5 19 mi

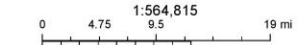
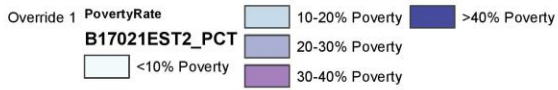
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Poverty Rate - North

Poverty Rate - South -



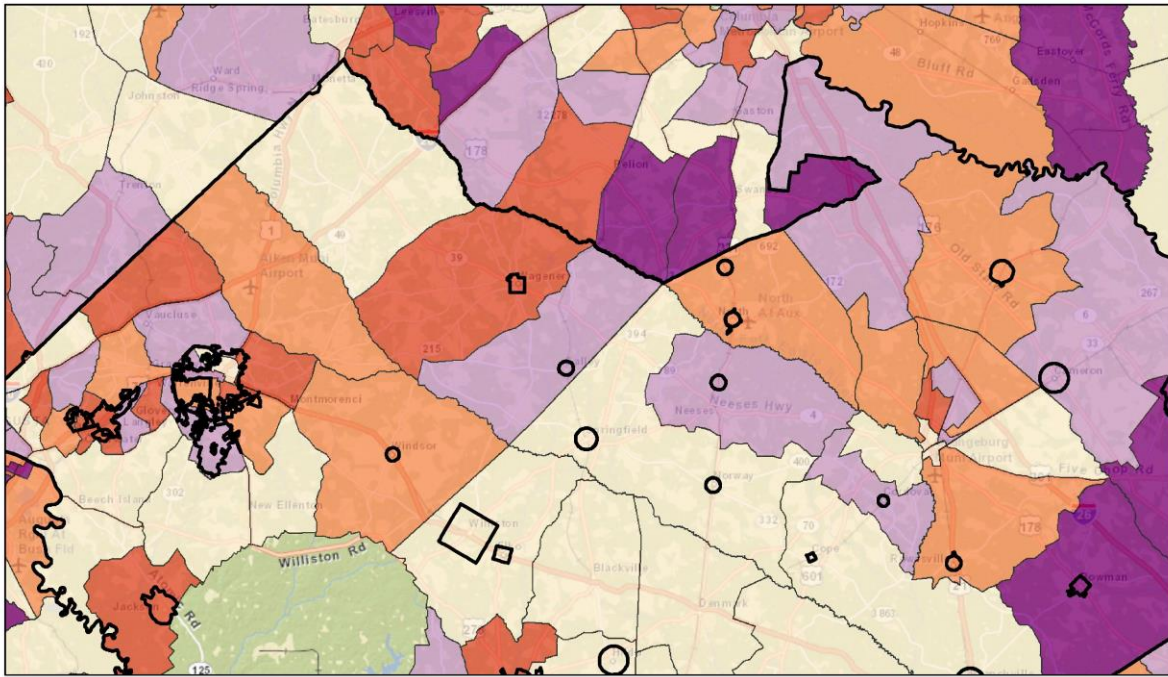
February 29, 2016



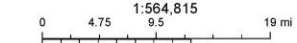
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Poverty Rate - South

Change in Poverty Rate - North -



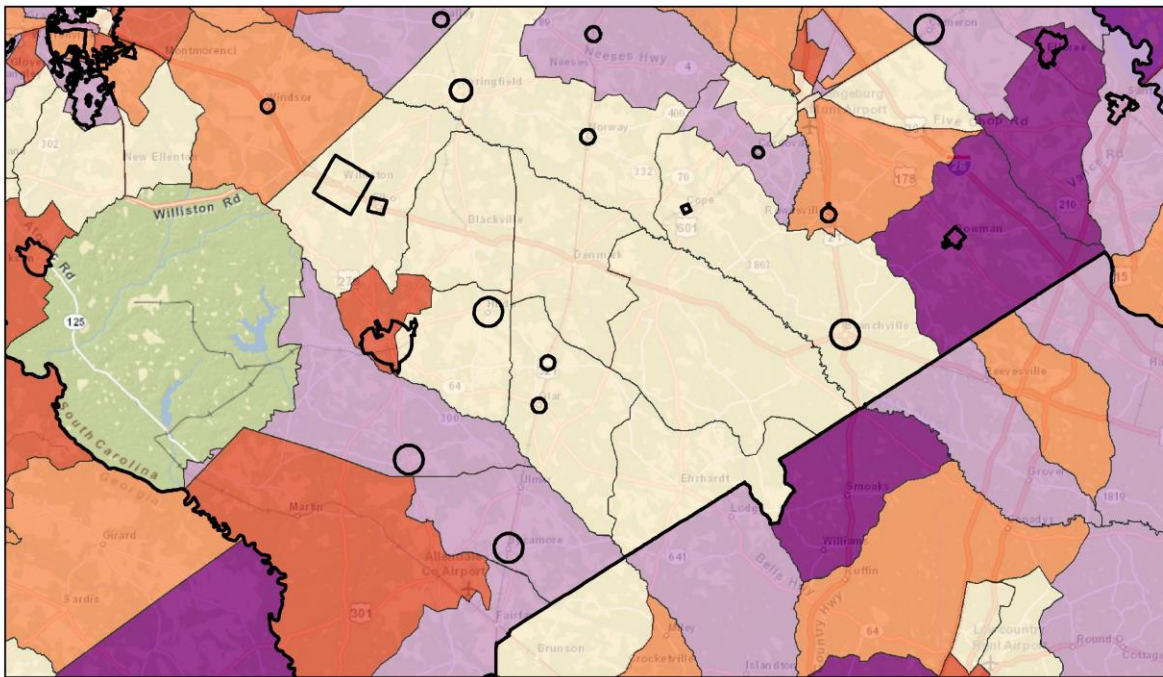
February 29, 2016



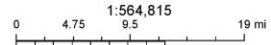
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Poverty Rate - North

Change in Poverty Rate - South -



February 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Change in Poverty Rate - South

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

Introduction

The 2016 allocations have been calculated for Year 1. The remaining Con Plan year’s projections are based on 2016 grant figures.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	656,020	0	0	656,020	2,624,080	

Table 49 - 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

It is anticipated that HOME funds in the amount of \$641,004 will be made available for the 2016 program year. Those funds will be used primarily for the Homeowner Rehabilitation, Homebuyer Opportunities, and CHDO Set Aside/Rental Housing activities.

Another source of affordable housing funding in the consortium region is Section 8 rental assistance which is utilized by the Region III Public Housing Authority which includes the Consortium counties of Aiken, Allendale, Bamberg, Barnwell and Orangeburg to assist families on their waiting lists. Aiken City Housing Authority also utilizes Section 8 rental assistance in the City of Aiken, which is not a member of the Consortium.

Other resources at the state and federal level (such as the McKinney-Vento Homeless Assistance Act funds) are expected to be available through competitively awarded processes and will complement the resources available through the HOME Consortium and further help to meet the affordable housing and homeless needs within the region.

HOME funding requires a 25% non-federal match. Due to the high level of poverty throughout the region, the Consortium is currently under a match waiver. At present the consortium is not requiring a match for its programs.

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

No publically owned land or property will be used to address the needs identified in the plan.

Discussion

The Consortium area is made up of predominately rural South Carolina counties with very limited resources and/or options for providing housing assistance. Within those counties there are no known direct reoccurring available funds. Some funding sources are available through competitive programs within the state. Those sources include South Carolina state HOME funds through SC State Housing Finance, state CDBG funds through SC Department of Commerce, the South Carolina State Housing Trust Fund program, Neighborhood Initiative Program, Neighborhood Stabilization Program, USDA Rural Development Housing programs, Habitat for Humanity, low-income housing tax credits, private foundations, and donations of volunteer labor and materials.

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
Lower Savannah Council of Governments	Government	Planning	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

While several shelters and training programs are available in the region, individuals who most need these resources may not have access to them. The nature of a rural region is that services and residents are geographically spread out, so simply getting to the resources that are available can be difficult or impossible. Those in poverty may not have access to a vehicle, and those who are also disabled may not be able to drive even with access. There are currently transportation systems throughout the region that can take residents to health care facilities, but routes and scheduled are limited.

There are health services available in the region, but quality care is extremely difficult to find for those without health coverage (insurance, Medicare, Medicaid). Even if an individual qualifies for coverage, technology is helpful, even necessary, in the process of applying for programs. Technology is also necessary to the job search process, as many employers now only accept online applications. The City of Aiken currently has free wifi, but the service is needed in more rural areas.

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		X
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 51 - 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 majority of services specifically targeted toward homeless individuals are “counseling/advocacy”, “other street outreach services”, and “life skills”. “Counseling/advocacy” can take the form of, for example, peer counseling or support groups, or law enforcement mediation for victims of abuse. “Other Street Outreach Services” is taken to refer to services such as shelters, food pantries, resource hotlines, etc. “Life Skills” can include job training services or support and education for new mothers.

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

While the region’s availability of shelters and training programs is vital, individuals suffering from a mental illness may struggle with the search for housing and employment. There are mental health services available in the region, but quality care is extremely difficult find for those without insurance/Medicare/Medicaid. A stable environment is necessary for the development of sanity, and sanity is usually what is needed to create a stable environment.

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

While the distance between individuals and resources may often be unavoidable, considering low population density, the transportation system can be expanded and made more user-friendly. LSCOG will continue working with the SCDOT in assisting local governments to improve the various transit programs in the area. These include Best Friend Express (public transit- Aiken, SC; North Augusta, SC;

portion of Augusta, GA), Local Motion (Barnwell County Public Transportation System), Allendale County Scooter (public transit), Bamberg County Handy Ride (public transit), and the recently added Cross Country Connection (Transportation for Orangeburg and Calhoun Counties).

Orangeburg County is currently working on a project to provide free county-wide broadband, and the SC Promise Zone (Allendale, Bamberg, and Barnwell Counties) is currently seeking funding to provide free wifi to residents.

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	Provide Homebuyer Opportunities	2016	2020	Affordable Housing		Improve Affordable Housing Options		Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Homeowner Housing Added: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 100 Households Assisted
2	Increase and Improve the Supply of Rental Housing	2016	2020	Affordable Housing		Improve Affordable Housing Options		Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assist Homeowners with Needed Housing Repairs	2016	2020	Affordable Housing		Create Suitable Living Environments Preserve Existing Housing Stock		Homeowner Housing Rehabilitated: 100 Household Housing Unit
6	Improve Access to Housing Opportunities	2016	2020	Affordable Housing		Improve Affordable Housing Options		Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
9	Increase Capacity of Local Housing Providers	2016	2020	Non-Housing Community Development		Improved Capacity of Local Housing Providers		Businesses assisted: 200 Businesses Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Homebuyer Opportunities
	Goal Description	Utilizing a number of strategies and working with a variety of community partners, the Region hopes to provide homeownership opportunities for low and middle income residents of the community.
2	Goal Name	Increase and Improve the Supply of Rental Housing
	Goal Description	The Region will continue to support the development and/or the rehabilitation of affordable rental housing throughout the jurisdictions.

3	Goal Name	Assist Homeowners with Needed Housing Repairs
	Goal Description	LSCOG will provide assistance to low to moderate income homeowners experiencing physical housing problems that pose immediate health and safety dangers to the occupants and/or surrounding properties. Furthermore, assistance may be provided to homeowners who are in need of substantial rehabilitation and major repairs to their homes. The Region will also provide homeowners with assistance to complete minor repairs and/or painting. This assistance may be provided through other nonprofit housing partners, grants, loans, deferred loans or some combination of these options.
6	Goal Name	Improve Access to Housing Opportunities
	Goal Description	LSCOG recognizes that many of its low-income households lack access to adequate transportation. This in-turn limits these households' opportunities and ability to access safe, decent and affordable housing. Therefore, the Region will solicit the participation of local businesses in providing alternative transportation solutions including but not limited to the Aging, Disability and Transportation Resource Center (ADTRC) services.
9	Goal Name	Increase Capacity of Local Housing Providers
	Goal Description	LSCOG will provide support, both directly and indirectly, to area housing, community development, and public services providers. This support may come by means of direct financial support for organizational operations and administrative activities or support may be more indirect through the efforts of small business incubators, technical assistance forums, public events and marketing to promote area organizations.

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)

Homeowner Rehabilitation: The Consortium anticipates that 6 low-income to moderate-income families will be assisted with this program.

Rental Housing/CHDO Set-aside: The Consortium anticipates that 6 extremely low-income to moderate-income families will be assisted with this program.

Homebuyer Activities: The Consortium anticipates that 2 extremely low-income to moderate-income families will be assisted with this program.

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)

As discussed at the Calhoun County Notice of Hearing Concerning Community needs and priorities meeting on February 16, 2016, the community discussed the possible need/or increase for public housing in the County.

However at this time there is no mention of a need to increase the number of accessible units as required by Section 504 voluntary compliance agreement.

Activities to Increase Resident Involvements

LSCOG partners with the Aiken Housing Authority (AHA) to increase resident involvement. One of the programs AHA has taken responsibility for is Aiken County's Summer Food Service Program (SFSP). During the school year, nutritious meals are available through the National School Lunch and School Breakfast Programs, but those programs end when school ends for the summer. The Summer Food Service Program helps fill the hunger gap. The SFSP provides free meals and snacks to low-income children through age 18 when school is not in session. The SFSP for children is an entitlement program designed to provide funds for eligible sponsoring organizations to serve nutritious meals to low-income children when school is not in session. SFSP is the single largest Federal resource available for local sponsors who want to combine a feeding program with a summer activity program. This program aims to make sure children in the community do not need to go hungry the summer. Residents may become involved by utilizing one of the many resources such as schools, churches, non-profit daycares, recreational centers, Headstart, Boys and Girls Club, Salvation Army, Faith-based organizations, summer camps, and youth sites. (People over age 18 who are enrolled in school programs for persons with disabilities may also participate in the SFSP.)

AHA also has an extensive Workforce Investment Act Program. This program houses the Adult and Dislocated Worker program, which provides intensive services and training services to program participants who are in need of workforce development services to acquire unsubsidized self-sufficient employment.

Jobs are also advertised and available for youth and young adults 16-24 years through SC Works Centers in the Lower Savannah region. SC Work's mission is to bring industry, education, and community leaders together to promote economic growth through collaboration, advocacy, and programming to prepare a qualified workforce capable of meeting employers need.

LSCOG also works with SCRHA3 will provide all the necessary tools for a family to obtain and maintain affordable housing and home ownership in a safe, sanitary, and decent manner. In carrying out this, SCRHA3 will create partnerships with various community resources to insure a complete needs

fulfillment for families with the purpose of assisting them in the opportunity of becoming self-sufficient. A website has been made accessible to all low- moderate income households seeking affordable homes. The PHA will also continue to advertise assistance availability and keep a waiting list open. Work will continue for decreasing unit turnaround time so families on the waiting lists can be assisted in a timely manner.

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

N/A

Plan to remove the ‘troubled’ designation

The PHAs in the region are not considered troubled.

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

Barriers to Affordable Housing

The following impediments were identified in the Consortium's 2016 Analysis of Impediments to Fair Housing Choice:

1. Lack of Sufficient Affordable Housing Options

The supply of affordable housing in the Region both for purchase and for rent is inadequate to meet current and future demand. The provision of fair housing and the availability of affordable housing are closely linked. While not strictly a fair housing issue, the impact of affordability on housing choice cannot be overlooked.

2. Poor Credit History is Preventing Home Ownership Opportunities

A review of Home Mortgage Disclosure Act (HMDA) data for the Region indicates that in 2013, 20% of all home mortgage applications were denied while just 48% resulted in a loan origination. Additionally, 66% of all mortgage application denials were for applicants seeking to refinance existing home mortgages. The leading cause for denial, for refinance applicants, was poor credit history followed by a lack of collateral. The latter indicating homeowners who are under water or upside-down in their homes. A lack of credit history or poor credit history was also the number one reason for denial for home purchase mortgage applicants. Black applicants were more than twice as likely to be denied as white applicants with denial rates of 41% and 17% respectively.

3. Lack of Sufficient Handicap Accessible Housing Units & Special Needs Housing

Indicators point out a lack of handicap accessible housing units, and options for special housing needs for those such as disabled or elderly.

4. Concentrations of Racial/Ethnic Segregation and Housing Problems

As can be seen from the race and ethnicity maps in the Community Profile section of this AI, there are areas in the Region with both high concentrations of minority populations in conjunction with high concentrations of housing problems and poverty. The primary housing problems in the concentration area is housing cost burden. As can be seen from the series of maps provided, in addition to relatively high concentration of cost burden the area is home to a relatively high concentration of poverty.

5. Lack of Fair Housing Awareness

Indicators point to a general lack of fair housing awareness in the Region. Most notably, there were only 23 housing complaints in the region from 2010-2015. This is clearly indicative of a population that does not have enough knowledge of fair housing practices to recognize when their (or someone else's)

rights are being violated, or of how to properly address concerns they may have about housing discrimination. Additionally, the lack of a known hotline or advocacy organization and the low response rate to a fair housing survey in the region are further evidence of the need for increased awareness of fair housing rights and fair housing issues.

Â 6. Lack of Transportation Options

Though there are several public transportation options in the Region, their limited availability and geographic distribution is an impediment for low and moderate-income households, which rely more heavily on public transportation to get to and from work. Health care and manufacturing are among the largest industries in the region, and many of these jobs require shift work and off-peak commuting hours. Without ready access to a reliable public transportation system, individuals are not able to access employment and services that would enable them to increase their earning potential and ultimately expand their housing options.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

1. Lack of Sufficient Affordable Housing Options

- Introduce inclusionary zoning as an affordable housing tool that links the production of affordable housing to the production of market-rate housing
- Increase TBRA or Section 8, VASH options
- Provide additional financial incentives to area housing developers who provide additional affordable housing options.
- Work with area lenders including CDFIs to encourage investments and lending activity in the Region.
- Work closely with the area Housing Authorities to ensure optimal utilization of PHA resources within the Region

2. Poor Credit History is Preventing Home Ownership Opportunities

- Expand Credit Counseling programs
- Expand Financial Literacy Training Programs
- Expand and/or market Homeowner Counseling programs
- Expand and/or marketing of programs in areas of minority and/or low-income concentrations.

3. Lack of Sufficient Handicap Accessibly Housing Units & Special Needs Housing

- Increase ADA requirements for senior housing and multi-family developments
- Increase promotion of fair housing rights including "reasonable accommodations"

- Review lack of options for low-income persons with disabilities and/or special needs
- Review current medical issues, Medicaid/Medicare program policies issues with the state

4. Concentrations of Racial/Ethnic Segregation and Housing Problems

- Invest in efforts and partnerships that aim at revitalizing concentration areas and improving communities
- Invest in efforts and projects that increase low-income and minority residents' access to high-opportunity areas
- Increase outreach and awareness efforts amongst Housing Choice Voucher and Tenant Based Rental Assistance program clients

5. Lack of Fair Housing Awareness

- Expand promotional efforts
- Work with the South Carolina Fair Housing Center in Columbia
- Promote renter's rights
- Develop and/or promote a Fair Housing Hotline for citizens in the Region
- Collect information on fair housing issues and potential violations in conjunction with community meetings and public hearings

6. Lack of Transportation Options

- Expand public transportation operating hours as well as expansion of existing route network.

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

LSCOG in coordination with MACH, works in reaching out to homeless persons to assess their individual needs.

A Coordinated Assessment System (CAS) will serve as a virtual intake and referral system to link people experiencing homelessness with available resources. CAS will streamline the assessment and referral process for the homeless and precariously housed across the state.

In reaching out to homeless persons and promoting awareness in the community, November 17-23, 2014 was recognized as National Homelessness and Hunger Awareness Week. MACH promoted agency and educational events during the week to promote deeper understanding of homeless issues.

Addressing the emergency and transitional housing needs of homeless persons

According to MACH, the goal for transitional housing clients is to secure permanent housing. In 2014, 331 transitional housing residents moved to permanent housing - a 64% success rate.

Between 2013 and 2014, permanent supportive housing receiving MACH HUD funds served 786 people.

Clients who remain in permanent housing for more than six months are considered stable: housing stability for individual programs ranged from 72.5% to 100%, with an average of 95% of program participants.

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.

LSCOG will coordinate with MACH, and their GAP analysis study to help assess the needs of people experiencing homelessness. While the GAP analysis studies a larger area of the state (14 counties of the midlands), Lower Savannah is included in this study. In 2014, the analysis found that, While almost 50 percent (48.3%) of respondents said this is their first time being homeless, almost seventy-five percent (72.8%) of respondents have been homeless for three months or longer, and almost fifty percent (46%)

have been homeless for one year or longer. “Unemployment was reported as the most common cause of homelessness (28.3%), while family issues contributed to 21.4% of respondents’ homelessness.”

There is a great need for both affordable housing and permanent supportive in the Midlands. More than half (50.2%) of respondents said they could afford to pay at least something for housing. Almost 50 percent (49.8%) of respondents said they cannot afford to pay anything for housing, but only 15 percent (15.8%) of respondents said they are on a waiting list for subsidized housing.”

The Consortia has determined the need for priority 1 of its strategic plan to Improve Affordable Housing Options, which includes helping those who are homeless.

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

LSCOG partners with MACH to help low income persons and families avoid becoming homeless. To further this, coordination with MACH is vital to help identified individuals and families who are extremely low income who have been released from publicly funded developments or other affordable homes, and other services to avoid becoming homeless. MACH measures several points to ensure this does not happen, they are:

MACH measures employment success as the increase in income from employment after they enter a housing program. Approximately 22% of clients in federally-funded housing programs have employment income; 8% of clients increased their employment income after entering a housing program.

Some clients with disabling conditions like mental illness are unable to work. Others work low-income jobs earning far below the poverty line. In these instances, case managers work with eligible clients to enroll them in a variety of benefit programs. In 2013 and 2014, 594 clients (67%) received one or more types of mainstream benefits like SNAP (formerly called food stamps), Medicaid and Medicare.

A Coordinated Assessment System (CAS) will serve as a virtual intake and referral system to link people experiencing homelessness with available resources. CAS will streamline the assessment and referral process for the homeless and precariously housed across the state.

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

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

Given the historic nature of the Lower Savannah region there is an increased potential for lead-based paint hazards associated with the rehabilitation and preservation of historic structures. Therefore, LSCOG will continue to incorporate lead-based paint testing and interim control measures as part of all of its housing rehabilitation efforts.

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

All homeowners and potential homeowners will be counseled regarding the hazards of lead-based paint. Lead testing is conducted on each home that is provided a new roof or is being substantially rehabilitated. Results of these tests will be provided to the homeowners along with educational materials regarding the prevention of lead poisoning.

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

LSCOG requires lead-based paint testing and when necessary, appropriate interim control measures are incorporated as part of all of its housing rehabilitation programs.

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

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

The strategies outlined in Lower Savannah's 2016-2020 Consolidated Plan's Strategic Plan are intended to serve as the region's anti-poverty strategy by planning for expanded housing, economic development, and community development opportunities for low- to moderate-income persons. It is only by improving citizens' living conditions, employment opportunities, and access to services that they may emerge from poverty.

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

All housing programs will serve low to moderate income individuals and families. By providing safe, decent and affordable housing options for low income households, the Consortium will help to reduce poverty conditions for families throughout the jurisdiction.

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

Summary (see full plan attached)

The HOME Program Monitoring Plan (The Plan) is utilized in order for Orangeburg County HOME Consortium and the HOME Program subrecipients (SRs) and CHDOs to ensure compliance with the HOME Program requirements. The objectives are to:

- Identify and track program/project results
- Identify technical assistance needs of PJ, CHDO, and SRs
- Ensure timely expenditure of funds
- Document compliance with Program rules

Techniques

The Plan utilizes several techniques to ensure monitoring of all projects including frequent staff contact, particularly during the pre-development phase by providing technical assistance to project developers. During the development stage staff provides oversight of housing activities and at project completion the staff continues oversight of the project to ensure compliance with regulations.

Bi-weekly, staff will generate reports on the status of every HOME-funded activity and annually program-wide data will be tracked and reported. Critical IDIS reports will be generated monthly and reviewed by the Housing Manager and other staff as needed. If questions or concerns arise, monitoring staff will request additional information from the appropriate source. Risk analysis may be conducted by staff to help analyze each HOME SR or CHDO.

Areas of Monitoring

Financial monitoring is conducted by LSRHC Program staff. The areas of compliance monitoring include financial regulations and OMB circulars; program disbursements; equipment and records; financial management standards; procurement; conflict of interest; and audits.

Administrative and program monitoring is also conducted by staff. The areas of compliance include eligible activity requirements, environmental compliance, occupancy/income targeting, affordability/rental limitations, housing quality standards and additional requirements.

Technical Assistance (TA) & Types of Monitoring

Regular contact is made between all parties to ensure program progress and TA is offered through phone calls, emails, meetings, visits, and workshops. Desk monitoring is accomplished on projects and programs using written and telephone communication, and meetings. Separate files are created for each project and CHDO, and are maintained at LSCOG. The program staff maintains a spreadsheet and financial reports on HOME funds allocated, obligated, and expended as well as accounting requirements for the program.

LSRHC HOME staff provides program information and a checklist of required documentation to each SR or CHDO. All owners, developers, and sponsors receiving funds for projects must submit quarterly progress reports on activities and any program income generated. Inspections are conducted by rehabilitation specialists or qualified inspectors. A work write-up or report to correct deficiencies follows.

On-site monitoring is conducted during various phases. The SRs or CHDOs are notified in advance of the time of the visit and the purpose is to increase their understanding of program requirements.

Project Completion & Program Close-Out

Upon completion of the project, the SR or CHDO files a completion report. The reports are reviewed by program staff and filed with HUD after a final site visit. Site inspections are conducted every two years by certified staff. Occupancy and rents are annually re-certified.

Corrective & Remedial Action

If it is determined that a requirement of the HOME program has not been met, the Consortium will provide written notice of this determination and give the SR or CHDO an opportunity to demonstrate that it has done so. If unable to demonstrate compliance, the Consortium will take corrective or remedial action.

Expected Resources

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

Introduction

The 2016 allocations have been calculated for Year 1. The remaining Con Plan year's projections are based on 2016 grant figures.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	656,020	0	0	656,020	2,624,080	

Table 53 - 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

It is anticipated that HOME funds in the amount of \$641,004 will be made available for the 2016 program year. Those funds will be used

primarily for the Homeowner Rehabilitation, Homebuyer Opportunities, and CHDO Set Aside/Rental Housing activities.

Another source of affordable housing funding in the consortium region is Section 8 rental assistance which is utilized by the Region III Public Housing Authority which includes the Consortium counties of Aiken, Allendale, Bamberg, Barnwell and Orangeburg to assist families on their waiting lists. Aiken City Housing Authority also utilizes Section 8 rental assistance in the City of Aiken, which is not a member of the Consortium.

Other resources at the state and federal level (such as the McKinney-Vento Homeless Assistance Act funds) are expected to be available through competitively awarded processes and will complement the resources available through the HOME Consortium and further help to meet the affordable housing and homeless needs within the region.

HOME funding requires a 25% non-federal match. Due to the high level of poverty throughout the region, the Consortium is currently under a match waiver. At present the consortium is not requiring a match for its programs.

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

No publically owned land or property will be used to address the needs identified in the plan.

Discussion

The Consortium area is made up of predominately rural South Carolina counties with very limited resources and/or options for providing housing assistance. Within those counties there are no known direct reoccurring available funds. Some funding sources are available through competitive programs within the state. Those sources include South Carolina state HOME funds through SC State Housing Finance, state CDBG funds through SC Department of Commerce, the South Carolina State Housing Trust Fund program, Neighborhood Initiative Program, Neighborhood Stabilization Program, USDA Rural Development Housing programs, Habitat for Humanity, low-income housing tax credits, private foundations, and donations of volunteer labor and materials.

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	Provide Homebuyer Opportunities	2016	2020	Affordable Housing		Improve Affordable Housing Options		Homeowner Housing Added: 2 Household Housing Unit
2	Increase and Improve the Supply of Rental Housing	2016	2020	Affordable Housing		Improve Affordable Housing Options		Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit
3	Assist Homeowners with Needed Housing Repairs	2016	2020	Affordable Housing		Preserve Existing Housing Stock		Homeowner Housing Rehabilitated: 10 Household Housing Unit
9	Increase Capacity of Local Housing Providers	2016	2020	Non-Housing Community Development		Improved Capacity of Local Housing Providers		Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Homebuyer Opportunities
	Goal Description	Utilizing a number of strategies and working with a variety of community partners, the Region hopes to provide homeownership opportunities for low and middle income residents of the community.
2	Goal Name	Increase and Improve the Supply of Rental Housing
	Goal Description	LSCOG will continue to support the development and/or the rehabilitation of affordable rental housing throughout the jurisdiction.
3	Goal Name	Assist Homeowners with Needed Housing Repairs
	Goal Description	LSCOG will provide assistance to low to moderate income homeowners experiencing physical housing problems that pose immediate health and safety dangers to the occupants and/or surrounding properties. Furthermore, assistance may be provided to homeowners who are in need of substantial rehabilitation and major repairs to their homes. The Region will also provide homeowners with assistance to complete minor repairs and/or painting. This assistance may be provided through other nonprofit housing partners, grants, loans, deferred loans or some combination of these options.
9	Goal Name	Increase Capacity of Local Housing Providers
	Goal Description	LSCOG will provide support, both directly and indirectly, to area housing, community development, and public services providers. This support may come by means of direct financial support for organizational operations and administrative activities or support may be more indirect through the efforts of small business incubators, technical assistance forums, public events and marketing to promote area organizations.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Orangeburg County Housing Consortium will receive **\$641,004** in HOME funding for the region in 2016 program year. This funding will be used to administer the HOME programs throughout the HOME Consortium service area including: **Homebuyer Assistance Program, Rental Housing Development, and CHDO Activities.**

#	Project Name
1	HOME: Administration 2016 Program Year
2	HOME: CHDO Set-Aside (15%) 2016 Program Year
3	HOME: CHDO Operating Funds (5%) 2016
4	HOME: Homebuyer Opportunities 2016
5	HOME: Rental Development Activities 2016
6	HOME: Owner Occupied Rehab 2016

Table 55 – Project Information

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

Funding allocations are based on the priority needs and goals identified as part of the 2016-2020 Consolidated Plan as well as the 2016 Annual Action Plan. The major obstacle to addressing the underserved needs is the lack of available funding to serve the large service area of the Consortium.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME: Administration 2016 Program Year
	Target Area	
	Goals Supported	Provide Homebuyer Opportunities Increase and Improve the Supply of Rental Housing Assist Homeowners with Needed Housing Repairs Increase Capacity of Local Housing Providers
	Needs Addressed	Improve Affordable Housing Options Preserve Existing Housing Stock Create Suitable Living Environments Improved Capacity of Local Housing Providers
	Funding	HOME: \$65,602
	Description	Administration of the 2016 HOME Program for the Consortium.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration & Planning Activities.
2	Project Name	HOME: CHDO Set-Aside (15%) 2016 Program Year
	Target Area	
	Goals Supported	Increase and Improve the Supply of Rental Housing Increase Capacity of Local Housing Providers
	Needs Addressed	Improve Affordable Housing Options Preserve Existing Housing Stock Improved Capacity of Local Housing Providers
	Funding	HOME: \$98,403
	Description	The Consortium has certified two CHDOs for the 2016 Program Year. Both CHDOs plan to develop housing for affordable rental opportunities.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CHDO Rental Development Activities from each of the two CHDOs currently serving the Region.
3	Project Name	HOME: CHDO Operating Funds (5%) 2016
	Target Area	
	Goals Supported	Increase and Improve the Supply of Rental Housing Increase Capacity of Local Housing Providers
	Needs Addressed	Improve Affordable Housing Options Preserve Existing Housing Stock Improved Capacity of Local Housing Providers
	Funding	HOME: \$32,801
	Description	Fiver percent of the annual allocation will be provide for operation support for the two CHDOs serving the Consortium.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CHDO Operations for the two certified CHDOs currently serving the community.
4	Project Name	HOME: Homebuyer Opportunities 2016
	Target Area	
	Goals Supported	Provide Homebuyer Opportunities
	Needs Addressed	Improve Affordable Housing Options Create Suitable Living Environments
	Funding	HOME: \$74,000
	Description	Funding will be utilized for the construction of new housing for homeownership opportunities.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	At this time, no specific development activities have been approved.
5	Project Name	HOME: Rental Development Activities 2016
	Target Area	
	Goals Supported	Increase and Improve the Supply of Rental Housing
	Needs Addressed	Improve Affordable Housing Options Preserve Existing Housing Stock Create Suitable Living Environments
	Funding	HOME: \$192,607
	Description	Funding will be utilized for the construction of new rental housing units and/or acquisition and rehabilitation of existing housing for affordable rental opportunities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	At this time, no specific development activities have been identified and approved for funding.
6	Project Name	HOME: Owner Occupied Rehab 2016
	Target Area	
	Goals Supported	Assist Homeowners with Needed Housing Repairs
	Needs Addressed	Preserve Existing Housing Stock Create Suitable Living Environments
	Funding	HOME: \$192,607

Description	The Consortium will continue to utilize a portion of the annual HOME allocation to provide for the owner occupied housing rehabilitation program.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Owner Occupied Housing Rehabilitation - \$191,422

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 Consortium's Consolidated Plan Jurisdiction includes 45 municipalities and 6 counties. Twenty-two of these jurisdictions are participating in the Consortium, including Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg Counties, South Carolina, and the municipalities of New Ellenton, North Augusta, Perry, Allendale, Fairfax, Ulmer, Bamberg, Denmark, Ehrhardt, Cameron, Blackville, Snelling, Williston, Neeses, Orangeburg, and Santee, South Carolina.

- Aiken County is the geographically the second largest in consortium region, covering 1,073 square miles, and has the largest population with 160,099 (US Census). The county seat is the City of Aiken. Other cities and towns include Burnetown, Jackson, Monetta, New Ellenton, North Augusta, Perry, Salley, Wagener, and Windsor; of which New Ellenton, North Augusta, and Perry participate in the Consortium along with the County. Aiken County as a whole is 37.95% low to moderate income (LMI) and has a minority concentration of 24.6%. The City of Aiken is a CDBG entitlement and has chosen not to participate in the Consortium. The Consortium is working on ways to assist in meeting these needs.
- Allendale County has an area of 408 square miles, with a population of 10,419 (US Census). The County seat is the Town of Allendale. Other towns and cities include Fairfax, Sycamore, and Ulmer, of which all but Sycamore are participating in the Consortium. Allendale County is 59.42% LMI. The County consistently ranks as one of the highest unemployment rates in the state (14% in 2013 according to SCDEW). The County is 73.6% minority and has one of the highest dropout and illiteracy rates in the nation.
- Bamberg County has an area of 393 square miles, with a population of 15,987 (US Census). The County seat is the City of Bamberg and other towns and cities in the county include Denmark, Ehrhardt, Govan, and Olar. Those participating in the Consortium are the municipalities of Bamberg, Denmark, and Ehrhardt, as well as the County. Bamberg County is 43.91% LMI and 61.5% of its population is minority.
- Barnwell County has an area of 548 square miles and a population of 22,621 (US Census). The County seat is the City of Barnwell. Other towns and cities in the county include Blackville, Elko, Hilda, Kline, Snelling, and Williston. Blackville, Williston and Snelling in addition to the County are participating in the Consortium. Barnwell County is 44.65% LMI with 44.3% minority concentration.
- Calhoun County is the smallest of the six counties in terms of land area and has a population of 15,175 (US Census); it covers 380 square miles. The Town of St. Matthews is the county seat and the other incorporated area in the county is the Town of Cameron. The County and the Town of Cameron are participating in the Consortium. Calhoun is 42.66% LMI and has a minority

population of 42.6%.

- Orangeburg County is the largest in area at 1,106 square miles, but second in population with 92,501. Its county seat is Orangeburg, and other municipalities include Bowman, Branchville, Cope, Cordova, Ellore, Eutawville, Holly Hill, Livingston, Neeses, North, Norway, Rowesville, Santee, Springfield, Vance and Woodford. Of these municipalities, Santee, Neeses and Orangeburg, as well as the County, are participating in the Consortium. Orangeburg County is 44.08% LMI and has a minority concentration of 62.2%.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Consortium does not prioritize allocations geographically. All funding allocations are based on applicant eligibility and are not prioritized based on location within the Region.

Discussion

The Consortium has not established a specific target area for Homeowner Rehabilitation, Homebuyer, or Rental Housing as the need is great throughout the Consortium region and exists in virtually every part of the region. Every effort is made to review the units, meet with the property owners to discuss the program and feasibility of assisting the unit. Due to limited funds every unit requested cannot be assisted. Efforts are made to seek out availability of other funding such as USDA, CDBG, local churches, CDCs, private donor and volunteer groups. The Consortium is working with community development organizations and other stakeholders to develop viable affordable housing projects that fulfill unmet needs.

Affordable Housing

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

Introduction

The Consortium is committed to supporting the development of affordable housing and preserving the existing housing stock for low- and moderate-income families. Below are some programs and activities:

The homeowner rehab program will provide funding for homeowner rehabilitation assistance. The Consortium will preserve the area's affordable housing stock with the objective of providing safe and decent housing. Funds will be provided in the form of deferred loans to low and moderate income households to rehabilitate their homes. To qualify for housing rehab assistance the person must own and occupy the home and earn 80% or less of area median income. It is anticipated that approximately ten houses will be rehabbed in 2016 under this program. The Consortium coordinates with its members, non-profits, CDCs, CHDOs, and social service agencies to assist potential beneficiaries with referrals to the program.

The rental housing program provides funding for new construction or acquisition and/or rehabilitation of rental units for low and moderate-income housing. This program is directed primarily toward rental housing serving, in whole or part, households earning 60% or less of the area median income (AMI) with a priority given to rental developments serving households earning 30% or less of the AMI. The Consortium will maintain the affordability for units through the use of deed restrictions and recapture restrictions, as appropriate. The minimum length of the affordability period will be based on the amount of Consortium financing per unit and type of development. It is anticipated that approximately eight units of affordable rental housing will be aided by HOME Consortium funding in 2016 the funding year.

In accordance with HOME regulations, a minimum of 15% of the LSRHC HOME funding will be set-aside to be used exclusively by designated Community Housing Development Organizations (CHDOs) for specific activities. To date, the program has provided CHDO set-aside for the Rental Housing Development program. Currently the Consortium has two designated Community Housing Development Organizations qualified to assist in carrying out program objectives. The organizations must apply for CHDO set-aside funding for HOME projects and must be recertified as CHDOs annually in order to qualify for funding. The LSRHC qualified CHDOs are: Southern Carolina Regional CDC, New America Corporation. Both certified CHDOs have a strong record of providing quality affordable rental housing through the state HOME program and other funding sources.

During FY2016 year the Consortium anticipates constructing two single-family unit to be acquired by a low-income family seeking homeownership. This will assist in expanding the area's affordable housing stock. The Consortium will preserve and expand the area's affordable housing stock by working with the

Edisto Habitat for Humanity to construct a unit for an affordable homeownership. These funds can be used with other non-Consortium funding available to assist the same segment of the regional population. The Consortium will maintain the affordability for units through the use of deed restrictions and recapture restrictions. The minimum length of the affordability period will be based on the amount of Consortium financing per unit and type of development, i.e. new construction or existing housing stock.

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	1
Total	1

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

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

Introduction

The Aiken City Housing Authority (AHA) and the South Carolina Region 3 Housing Authority are the two public housing agency's functioning within the Consortium Region. The mission of the region's PHAs is the same as that of the Department of Housing and Urban Development: to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The PHAs also share the same goals as follows:

- Increase the availability of decent, safe, and affordable housing.
- Improve community quality of life and economic vitality
- Promote self-sufficiency and assist development of families and individuals
- Ensure Equal Opportunity in Housing for all Americans

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

The Region 3 of the SC Regional Housing Authority has 506 public housing units and 371 subsidized units in the Consortium region. The Aiken City Housing Authority serves the City of Aiken which is not a municipality participating in the Consortium.

The mission of the SC Regional Housing Authority No. 3 is to provide all the necessary tools for a family to obtain and maintain affordable housing and home ownership in a safe, sanitary, and decent manner. In carrying out this mission, SCRHA3 will create partnerships with various community resources to insure a complete needs fulfillment for families with the purpose of assisting them in the opportunity of becoming self-sufficient.

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

The Region 3 of the SC Regional Housing Authority Homeownership program is designed to transform renters into homeowners. It is responsible for all aspects of home ownership from applicants to homeowner.

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

provided or other assistance

Not applicable.

Discussion

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

Introduction

The Consortium Census data show very little homeless population. The Consortium is predominately rural and adequate data on homeless is not available. Homeless populations in rural areas are often not counted. The determination and elimination of chronic homelessness in Consortium area will be reviewed and considered a priority in the future. The Consortium will continue to work with service providers and the local Continuum of Care to determine what the true needs of the regions are as it pertains to chronically homeless individuals.

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 Consortium has no direct influence over the Discharge Planning Policy in its service area; however, it is aware that a need for housing to meet the needs of those recently released from institutional care or a foster home is very real. For this reason, housing to meet the needs of this segment of the population will be given special consideration during the project review process. The Consortium will continue to follow the progress of the local Continuum of Care planning and implementation process in order to find ways to partner on addressing the needs of this population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium does not currently qualify for or apply for ESG funding or other shelter type assistance. The Consortium is willing to work with these service providers in an effort to maximize their funding efforts in order to make the greatest impact on the homeless population. Samaritan House of Orangeburg and Midlands Area Consortium for the Homeless (MACH) offerThe Consortium addresses the community's needs is able to refer individuals and families to these entities that provide these services.

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

recently homeless from becoming homeless again

The Consortium is willing to work with these service providers in an effort to maximize their funding efforts in order to make the greatest impact on the homeless population. United Way Aiken County, United Way of the Midlands, Samaritan House of Orangeburg, and Midlands Area Consortium for the Homeless (MACH) offer homeless transition services to help with transition to permanent housing and independent living. The Consortium is able to refer individuals and families to these entities that provide these services.

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 Consortium does not currently qualify for or apply for ESG funding or other shelter type assistance. The Consortium is willing to work with these service providers in an effort to maximize their funding efforts in order to make the greatest impact on the homeless population. United Way Aiken County and United Way of the Midlands and Midlands Area Consortium for the Homeless (MACH) offer homeless prevention services to help families stay in their currently housing. MACH also aids individuals who are exiting institutions of care.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family

Tenant-based rental assistance

Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated

Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds

Total

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

Introduction

The provision of safe, decent affordable housing is one of the greatest challenges facing Lower Savannah, its development partners, as well as many jurisdictions across the State and Nation. The Consortium is attempting to meet this challenge by providing financial and technical support to nonprofit housing developers, partnering with the private sector to develop mixed-income, mixed-use communities and encouraging the use of zoning designation that provide increased density in exchange for affordable apartments or condominiums.

Over the previous year the Consortium continued to educate our partner organization on the importance of fair housing. Notices were sent out in March requesting all counties and member municipalities to do a couple of activities to educate the general public about fair housing. In 2011 LSCOG completed an Analysis of Impediments to Fair Housing for the Lower Savannah Region, which included Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg Counties and the municipalities therein. The Analysis of Impediments to Fair Housing Choice (AI) represents the in-depth examination of potential barriers, opportunities, and challenges to housing choice for Lower Savannah residents on a regional scale. Safe, decent, and sanitary housing is essential for all residents.

The study helped to develop relationships with banks, realtors and local housing providers as well as identify areas that lack affordable housing and resources. The Consortium will continue to gather information from these entities concerning issues with fair housing such as discrimination and affordability complaints.

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 will also continue to develop and print information pamphlets, brochures, and posters to convey an understanding of the Fair Housing Act to the general public, distribute brochures to units of local governments, realtors, home builders, and other housing interest groups as we as provide technical assistance to Consortium member local governments, regarding the Fair Housing Act requirements and local actions to enact Fair Housing Resolutions upon request.

The Consortium staff provided through the Lower Savannah Council of Governments (LSCOG) provides technical assistance to its local governments in the Consortium region on matters such as planning, land use, zoning, building codes, regulations, ordinance enforcement, and policies applicable to growth and land use. All recommendations will consider barriers to affordable housing and will refer to the

Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing when giving advice or making recommendations to local governments regarding land use restrictions.

Discussion

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

Introduction

It is an ongoing effort and goal of the Consortium members to reduce the number of persons in poverty. The emphasis is to help people rise out of poverty, rather than merely easing their situation temporarily. Although essential short-term direct aid such as emergency food and shelter is provided in portions of the region, the thrust of the policy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term. A couple key components of helping people attain self-sufficiency are education, employment and housing.

Examples of programs that directly influence people's ability to escape poverty include job education, micro-enterprise training and assistance, enrichment, development, and job placement services as well as housing advocacy, homelessness prevention, expiring use prevention and rental and homeownership assistance.

Projects that indirectly affect poverty include community development activities such as centers for childcare, after school tutoring, computer labs and/or recreation. Also entities that provide transportation and child care services and/or access employment and services. CDBG and HOME funds are often used as matching funds for other grants that also contribute to reducing the number of poverty level families. Thus, the power of these Federal dollars is leveraged to the fullest extent possible.

Actions planned to address obstacles to meeting underserved needs

The counties within the Consortium region are predominately rural areas with high concentrations of low and very low-income persons and high unemployment. Obstacles include lack of affordable housing stock; a lack of adequate transportation to needed services for seniors and rural residents; high illiteracy rates; a lack of affordable insurance; rising taxes; a shortage of reputable banks willing to lend to moderate and low-income families and individuals.

The major obstacle to affordable housing is financial resources in the rural areas. The demand for

homeowner rehabilitation is tremendous in the consortium region, however funding for the need is scarce. Another obstacle in the rural areas is the lack of safe, decent housing stock for ownership and/or rental. The consortiums partnership efforts and funding is helping to identify and overcome some of those obstacles.

Actions planned to foster and maintain affordable housing

The Consortium will work during fiscal year 2015-16 to eliminate or alleviate some of the identified barriers by educating the various Counties and municipalities and partners of the identified barriers for the region, thus attempting to formulate partnerships that can eliminate barriers together.

Actions planned to reduce lead-based paint hazards

Most of the houses in the Homeowner Rehab program are of an age to possibly contain some lead-based paint. The Consortium reviews units built prior to 1978 for the presence of lead-based paint prior to any HOME funds being invested in the unit. All property owners and occupants are given informational pamphlets on lead hazards. If any lead-based paint is found, proper steps will be taken to either encapsulate and/or abate the hazard. The Consortium contracts with both certified lead assessment and certified lead abatement contractors for applicable projects.

Actions planned to reduce the number of poverty-level families

In order to reduce the number of poverty-level families in the Aiken, Allendale, Bamberg, Barnwell, Calhoun and Orangeburg counties, efforts among partner organizations will be organized in order to meet goals that have been outlined in the Consolidated Plan. Faith-based, organizations, businesses, health and human service agencies, private developers, lenders, and non-profit service providers will be included in this list.

Due to the rural nature of the region there is high unemployment and a lack of transportation services. Increasing employee skills and education is another drawback 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.

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.

Recognizing that the limited funding 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 over those that will benefit the area as a whole. This strategy will ensure that scarce resources are directed to best serve those who have the greatest need, including those areas with the greatest concentrations of poverty.

In addition to Consolidated Plan programs, a number of other public, private, and partnership initiatives have been designed to assist in the reduction of poverty rates. These programs include the Lower Savannah Workforce Investment Board, United Way, First Steps, Salvation Army Shelters, Christ Central, Project HOPE and the Homeless Continuum of Care.

Actions planned to develop institutional structure

The state is currently taking steps to create a more cohesive support network between the various Council of Governments. The project is in the data gathering and compiling stage, but this will help to increase the strength and availability of services targeted toward individuals and families struggling with homelessness.

Actions planned to enhance coordination between public and private housing and social

service agencies

- Increase the availability of decent, safe, and affordable housing.
- Improve community quality of life and economic vitality
- Promote self-sufficiency and assist development of families and individuals
- Ensure Equal Opportunity in Housing for all Americans

Discussion

Program Specific Requirements

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

Introduction

The following items provide responses for additional regulatory requirements for HOME programs.

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 currently has a HOME match waiver and therefore no additional funds are required for the HOME program. However, developers are encouraged to leverage available HOME funding with traditional bank financing, other grants and subsidies as well as any other private funding that may be available.

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:

In the event of a voluntary or involuntary sale, the HOME Consortium will recapture and retain all appreciation before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale. The homebuyer will then retain remaining funds after the Consortium retains its investment up to 100% including project related soft costs. The net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. The Consortium will maintain the affordability for units through the use of deed restrictions and recapture restrictions, as appropriate. The minimum length of the affordability period will be based on the amount of Consortium financing per unit and type of development.

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:

For all homebuyer activities, a recapture provision shall be utilized during the affordability period.

These subsidies represent a direct subsidy to the homebuyer. If the home is sold during the period of affordability, the PJ must be notified of the sale. The HOME Consortium will execute written agreements that reflect the recapture provisions at or before the time of sale and will be enforced via a recorded lien. Affordability periods are based on the amount of HOME investment. Any CHDOs, project developers or subrecipients will be required to enforce these recapture provisions.

If the total HOME investment direct subsidy is under \$15,000, the period of affordability is 5 years. If the total HOME investment direct subsidy is between \$15,000 and \$40,000, the period of affordability is 10 years. If the total HOME investment direct subsidy is over \$40,000, the period of affordability is 15 years.

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:

HOME funds will not be utilized to refinance existing debt.

Attachments

Citizen Participation Comments

Grantee SF-424's and Certification(s)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing — The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan — It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying — To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan — The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 — It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date

Specific HOME Certifications


The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing:



Signature/Authorized Official Date

Chairman County Council

Title

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s). _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
B. APPLICANT INFORMATION:		
* a. Legal Name: Orangeburg County		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 57-6000735	* c. Organizational DUNS: 045822520050	
d. Address:		
* Street1:	PO Drawer 2000	
* Street2:	1437 Amelia Street	
* City:	Orangeburg	
* County/Parish:	Orangeburg	
* State:	SC: South Carolina	
* Province:		
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	29115-6079	
e. Organizational Unit:		
Department Name: Community Development	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Ms	* First Name: Jennifer
Middle Name:	p	
* Last Name:	Tinsley	
Suffix:		
Title:	Planning. Ch a ED Administrator	
Organizational Affiliation: Lower Savannah Council of Governments		
* Telephone Number:	803-643-1931	Fax Number: 803-643-2248
* Email:	jtinsley@lscog.org	

Application for Federal Assistance SF-424	
<p>* 8. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="02 County Government"/>	
<p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/>	
<p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/>	
<p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="US Department of Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14.219"/>	
<p>CFDA Title</p> <input type="text" value="HOME"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value="ER-2020-R-01"/>	
<p>* Title:</p> <input type="text" value="Unreserved Section to HUD's Fiscal Year 2010 Notice(s) of Funding Availability for Discretionary Programs"/>	
<p>13. Competition Identification Number:</p> <input type="text"/>	
<p>Title</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text" value="14 Jurisdictional.docx"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="Seaside County HOME Consortium program to include Homeowner Rehabilitation, Homebuyer, and Rental HOME Programs."/>	
<p>Attach supporting documents as specified in agency instructions</p> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date * b. End Date

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="641,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Programs Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="641,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

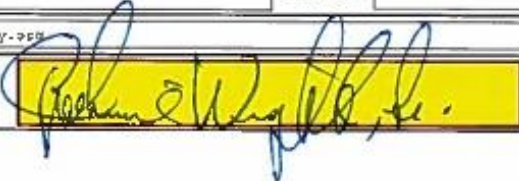
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* E-mail:

* Signature of Authorized Representative:  * Date Signed:

Appendix - Alternate/Local Data Sources

1	Data Source Name Maplebrook Survey Data
	List the name of the organization or individual who originated the data set. City
	Provide a brief summary of the data set. Survey Conduct by City
	What was the purpose for developing this data set? Detail Analysis of potential target data
	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.
	Data Source Name 2000 Census, 2010-2014 ACS 5yr Estimates
2	List the name of the organization or individual who originated the data set. United States Census Bureau

Provide a brief summary of the data set.

The **US Census 2000** contains detailed tables presenting data for the United States, 50 states, the District of Columbia and Puerto Rico focusing on age, sex, households, families, and housing units. These tables provide in-depth figures by race and ethnicity.

The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.

What was the purpose for developing this data set?

2000 Census information affects the numbers of seats a state occupies in the U.S. House of Representatives. An accurate count of residents can also benefit the community. The information the census collects helps to determine how more than \$400 billion dollars of federal funding each year is spent on infrastructure and services. Among other things, Census data is used to advocate for causes, rescue disaster victims, prevent diseases, research markets, locate pools of skilled workers and more.

ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.

Provide the year (and optionally month, or month and day) for when the data was collected.

Census 2000

ACS 5-Year Estimates were collected from 2010-2014

Briefly describe the methodology for the data collection.

Census: Monthly estimates of the resident population by age, sex, race and Hispanic origin are released. Additionally, national estimates by demographic characteristics of four other populations: the resident plus Armed Forces overseas, civilian, civilian non-institutionalized, and household populations are also released. Each of these four additional populations is based directly on the resident population.

For each state and county, the bureau releases annual estimates of the resident population by age, sex, race, and Hispanic origin. This document describes the production of the total resident population for states and counties, which is the first step in the production of state and county estimates by demographic characteristics.

At the national level, the resident population is affected by births, deaths, and net international migration (NIM) only.

Population Estimate = Base Population + Births – Deaths + NIM

At the subnational level (e.g., states and counties), the resident population is affected by an additional component of population change: net internal, or domestic, migration (NDM).

Population Estimate = Base Population + Births – Deaths + NIM + NDM

ACS: 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 and group quarters. The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).

The Master Address File (MAF) is the Census Bureau’s official inventory of known housing units, group quarters, and selected non-residential units in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.

The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service’s Delivery Sequence File, field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000. Updates from

	<p>nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The population in the six county region making up Lower Savannah: Aiken County, Allendale County, Bamberg County, Barnwell County, Calhoun County and Orangeburg County.</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 population in the six county region making up Lower Savannah: Aiken County, Allendale County, Bamberg County, Barnwell County, Calhoun County and Orangeburg County.</p>
3	<p>Data Source Name</p> <p>2010-2014 ACS 5-Year Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2010-2014 ACS 5-Year Estimates</p>

	<p>Briefly describe the methodology for the data collection.</p> <p>ACS: 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 and group quarters. The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).</p> <p>The Master Address File (MAF) is the Census Bureau’s official inventory of known housing units, group quarters, and selected non-residential units in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.</p> <p>The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service’s Delivery Sequence File, field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000. Updates from nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF.</p> <p>Describe the total population from which the sample was taken.</p> <p>The population in the six county region making up Lower Savannah: Aiken County, Allendale County, Bamberg County, Barnwell County, Calhoun County and Orangeburg County.</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 population in the six county region making up Lower Savannah: Aiken County, Allendale County, Bamberg County, Barnwell County, Calhoun County and Orangeburg County.</p>
4	<p>Data Source Name</p> <p>2009-2013 ACS (Workers), 2013 LEHD (Jobs)</p> <p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>

<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>ACS 5-Year Estimates were collected from 2009-2013</p> <p>Longitudinal Employer-Household Dynamics were collected in 2013</p>

Briefly describe the methodology for the data collection.

ACS: 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 and group quarters. The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).

The Master Address File (MAF) is the Census Bureau's official inventory of known housing units, group quarters, and selected non-residential units in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.

The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service's Delivery Sequence File, field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000. Updates from nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF.

LEHD: The LEHD program maintains an active research program oriented on the use of longitudinally linked employer-employee data. Use of administrative data in the national statistical system is fairly new, and a core mission of LEHD research is to enhance the infrastructure for use of administrative data in the production of federal statistics. This includes activities such as developing statistical matching and imputation methods for data linkage, research comparing administrative and survey data to understand sources of error in each, and developing new prototypes for data products. LEHD economists share their research at academic conferences and publish in peer-reviewed journals and other scholarly outlets.

Research using LEHD microdata is also carried out by qualified academic researchers under approved projects using a secure network of Research Data Centers (RDCs). The RDC system is administered by the U.S. Census Bureau's Center for Economics Studies (CES).

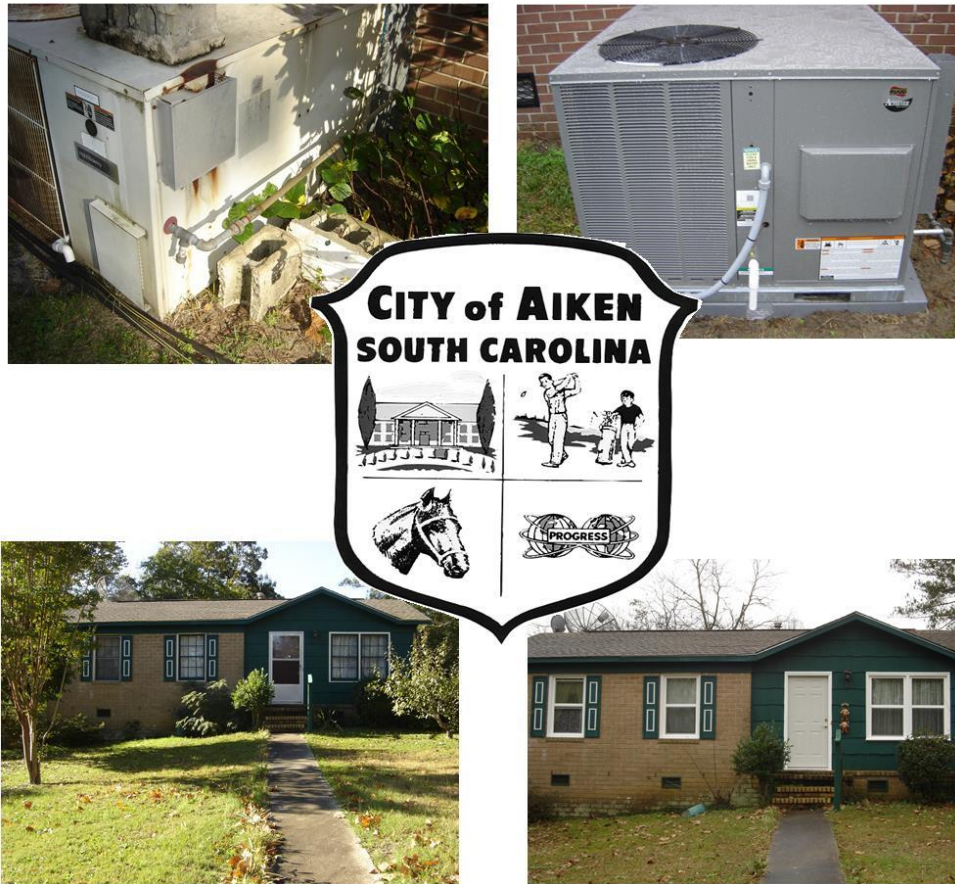
	<p>Describe the total population from which the sample was taken.</p> <p>The population in the six county region making up Lower Savannah: Aiken County, Allendale County, Bamberg County, Barnwell County, Calhoun County and Orangeburg County.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The population in the six county region making up Lower Savannah: Aiken County, Allendale County, Bamberg County, Barnwell County, Calhoun County and Orangeburg County.</p>
5	<p>Data Source Name</p> <p>MACH PIT Count 2015</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Midlands Area Consortium for the Homeless (MACH)</p>
	<p>Provide a brief summary of the data set.</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>2015</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Completed</p>
6	<p>Data Source Name</p> <p>MACH 2016</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>MACH</p>
	<p>Provide a brief summary of the data set.</p>

<p>What was the purpose for developing this data set?</p> <p>Information on the number of ES, TH and PSH beds in the region.</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>Lower Savannah region.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2016</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p>

City of Aiken

Annual Action Plan

2016 - 2017



Executive Summary

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

1. Introduction

The City of Aiken's 5-year Consolidated Plan is a comprehensive plan addressing the City's housing, homelessness, and non-housing community development needs for the 5-year period 2016-2020. The Plan contains the City's goals, objectives, and implementation strategies for each element. The Plan also contains the Annual Action Plan which outlines the activities the City will fund, implement, or support the implementation of, during the 2015 program year.

The Plan complies with regulations at 24 CFR Part 91 issued by the U.S. Department of Housing and Urban Development (HUD). HUD requires Entitlement Communities such as Aiken to consolidate planning, application, and reporting requirements for most HUD programs, including the Community Development Block Grant (CDBG) program. This Plan must be updated each year and submitted to City Council forty-five days prior to the beginning of the City's fiscal year that begins on July 1.

This current Consolidated Plan builds upon existing plans already in place. These include the Analysis of Impediments to Fair Housing Plan, Environmental Plan, the 2016 One-Year Action Plan, and the 2015 Consolidated Annual Performance Evaluation Report (CAPER).

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

The City of Aiken will continue housing rehabilitation programs utilizing CDBG funding in low and moderate income targeted neighborhoods through the emergency repair program.

Through its emergency repair program, the City will continue to assist low and moderate owner-occupied homes with repairs to keep them from becoming uninhabitable or dilapidated. Repairing the emergency need to the home will help to preserve the existing housing stock which is affordable for the family because the home has no mortgage payment or the current mortgage payment is affordable.

The City will continue to target overgrown lots and dilapidated abandoned houses in low and moderate income neighborhoods. Lots will be cleaned and dilapidated houses will be demolished.

Through its lot clean-up/demolition program, the City will continue to inspect and demolish dilapidated structures and clear overgrown, debris filled vacant lots in low income neighborhoods to help rid areas of slum and blight.

3. Evaluation of past performance

Last year the City of Aiken assisted 20 owner-occupied homes through the emergency repair program. Homeowners were helped by having leaking roofs repaired or replaced, replacement of nonworking HVAC units, upgrade in electrical, plumbing repairs, replacement of rotten flooring, and replacement of inoperable windows. This program fixes the immediate need to the home assisting families with up to \$5,000 of grant funds and has been very successful over the past several years.

The lot clean-up/demolition program has always been a success in low and moderate income neighborhoods by cutting the grass, removing trash and debris from the lots and freeing them of slum and blight. Many owners of vacant lots or abandoned homes live in other areas and are unable to care for the property. Once overgrown lots are cleared, the owner is charged for the clean-up cost and the funds are returned to the Activity as program income, which helps the program to continue. This past fiscal year, the City cleaned up 21 lots and demolished 6 houses.

4. Summary of citizen participation process and consultation process

A public hearing was held on January 22, 2015 at Smith Hazel Recreation Center at 12:00 p.m. and 6:00 p.m. Smith Hazel Recreation Center is centrally located on the north side of Aiken in a low and moderate income neighborhood and is convenient to other nearby LMI communities. A total of fourteen (14) citizens attended plus one (1) staff person.

There has been a decrease in citizen participation over the years. A public notice is placed in the local newspaper; flyers are placed in community centers; posted on the City's website and television channel; and mailed to neighborhood leaders. Although the public hearing is held twice, attendance is still very low.

Names and telephone numbers were taken from those that wanted to receive additional assistance or had questions unrelated to CDBG funds.

5. Summary of public comments

Comments Received:

- I am in much need of the emergency repair program, my roof is leaking.
- I would like to see a sidewalk put on the block of Kershaw St behind Smith-Hazel so the children can walk safely to school.
- How can I receive emergency repair assistance? I don't live in a low income neighborhood but I am low income. My husband and I both receive social security benefits.
- I really need my house weatherized. It gets cold in the winter time and I also need storm windows.

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

There were no comments that were not accepted during the public hearings.

7. Summary

Activities outlined in this Plan will be implemented citywide, but the City primarily targets low-to-moderate income persons and neighborhoods, especially in areas plagued by slum and blight. This Plan includes maps that illustrate proposed projects in low and moderate income areas as well as neighborhoods where plans are to rehab homes, demolish dilapidated houses and clean overgrown, vacant lots. These two activities have shown to be most beneficial and have made a significant impact in the low and moderate income areas on the north side of Aiken where there is a greater need for assistance.

The City of Aiken will continue its involvement in encouraging resident initiatives and self-help by providing information and presentations through homeownership and home improvement programs. The City is actively working together in collaboration with other agencies, local banks and other community development corporations to continue to develop creative ways to strengthen and enhance the quality of life for low income families in Aiken.

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
CDBG Administrator	AIKEN	Orangeburg County HOME Consortium

Table 59– Responsible Agencies

Narrative

The Engineering and Utilities Division of the City of Aiken develops the Five-Year Consolidated Plan and the Annual Action Plan and collaborates with non-profit agencies and other organizations to identify social and economic trends affecting the needs of low and moderate income residents within the city limits of Aiken. City staff reviews written material and gathers information from websites, public hearings, and meet with community leaders and residents within the city.

Consolidated Plan Public Contact Information

The Engineering and Utilities Division is located at 245 Dupont Drive, Aiken, SC, 29801 and can be reached at 803-642-7610, Monday through Friday (excluding holidays) between the hours of 8:00 a.m. and 5:00 p.m.

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Aiken will continue its involvement in encouraging resident initiatives and self-help by providing information and presentations through homeownership and home improvement programs. The City is actively working together in collaboration with other agencies, local banks and other community development corporations to continue to develop creative ways to strengthen and enhance the quality of life for low income families in Aiken.

To assist in the awareness of homeless, housing and special needs, a questionnaire was sent out to local service providers asking the following questions:

What housing service(s)/other services do you provide?

Who is eligible for the service(s)?

What are your strengths/weaknesses?

What is needed to improve your service(s)?

How many persons/households benefited from your service(s) during the last year?

What additional housing or other services are needed to meet the needs of the low-income residents of the City of Aiken?

Agencies that participated in the development of this Plan include:

- ACTS (Area Churches Together Serving)
- Aiken Area Council on Aging
- Aiken/Barnwell Community Action Agency, Inc.
- Aiken Barnwell Mental Health Center
- Aiken Center for Alcohol and Drug Services
- Aiken County Habitat for Humanity
- Aiken Housing Authority
- Mental Health America of Aiken County
- Tri-Development Center of Aiken County, Inc.
- United Way of Aiken County

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)).

Due to the lack of funding and the amount of CDBG funds the City of Aiken receives, the City of Aiken does not provide any funding assistance to a Continuum of Care or the local housing authority. However, the City of Aiken will attend meetings with the United Way of the Midlands and Aiken Housing Authority and will provide referral for services to these agencies.

City of Aiken staff attends neighborhood association meetings, partners with Security Federal Bank in offering Housing Counseling classes, provides workshops and seminars to neighborhood leaders and attends community events sponsored by local service 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

The City of Aiken does not provide funding assistance to the jurisdiction's Continuum of Care, however, the City of Aiken will continue to collaborate with agencies that serve the homeless such the Salvation Army, the American Red Cross and United Way of the Midlands informing homeless individuals of the services provided by local agencies that serve the homeless population.

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 City of Aiken does not receive ESG funds or provide funding to a Continuum of Care.

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 60– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Area Churches Together Serving (ACTS)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter requesting their input. ACTS often assist with payments of water bills for their clients. It would be helpful if the City of Aiken could waive reconnect fees when ACTS is assisting with payment.
2	Agency/Group/Organization	Aiken Area Council on Aging
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Elderly Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter requesting their input. Areas for improved coordination is to provide funding to the agency to expand or increase services and program for seniors in Aiken.

3	Agency/Group/Organization	Aiken/Barnwell Community Action Agency, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter requesting their input. The agency would like the City to partner in providing a transitional housing mechanism, which currently is not in place.
4	Agency/Group/Organization	Aiken Center for Alcohol and Drug Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Prevention and Awareness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter requesting their input. Areas for improvement coordination would be for the City to create more job opportunities, assistance with utility bills, and place brochures and literature in City owned facilities.
5	Agency/Group/Organization	Aiken County Habitat for Humanity
	Agency/Group/Organization Type	Housing 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?	The agency was sent a letter requesting their input. The City of Aiken has donated land to Habitat for Humanity to build homes. The City will continue this partnership with the agency.
6	Agency/Group/Organization	The Housing Authority of the City of Aiken
	Agency/Group/Organization Type	Housing PHA Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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 was sent a letter requesting their input. The City of Aiken will continue to partner with the Aiken Housing Authority in providing housing opportunities to its citizens.
7	Agency/Group/Organization	Tri-Development Center of Aiken County, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter requesting their input. The agency would like for the City of Aiken to provide local funding to the Disability and Special Needs Boards operating within their geographical areas.

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

There were no known agency types that the City of Aiken did not contact to assist in the implementation of the Con Plan. The City contacted several entities including the Aiken Housing Authority, the Community Development & Improvement Corporation (CDIC), Aiken County Habitat for Humanity, and Aiken Board of Realtors to assist in the planning process to address housing services. In addition, various non-profit organizations that provide services to the homeless, victim services, health and social services, and services to people with special needs were also consulted such as the Midlands Area Consortium for the Homeless (MACH), Salvation Army, American Red Cross, Tri-Development Center, Mental Health Center, Aiken Center for Alcohol & Other Drugs, Council on Aging, Area Churches Together Serving (ACTS), Community Action, Department of Social Services, and Helping Hands.

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	Midlands Area Consortium for the Homeless	The goals to do not overlap.

Table 61– 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))

The City of Aiken coordinates with the South Carolina State Housing Finance by providing referral services to potential homebuyers for assistance through their homebuyer programs. The City also partners with a local bank, Security Federal, who specializes in financial counseling to help people with low to moderate income go through the channels necessary to improve or in some cases establish credit necessary to be able to obtain a qualification for a mortgage loan.

Narrative

The City is actively working together in collaboration with other agencies, local banks and other community development corporations to continue to develop creative ways to strengthen and enhance the quality of life for low income families in Aiken

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

All matters concerning this Plan were conducted in accordance with the City of Aiken's Citizen Participation Plan. A public hearing was held to solicit comments regarding proposed projects and activities that may be funded under the Entitlement Grant. A hearing was held on Thursday, January 22, 2015, at Smith Hazel Recreation Center at 12:00pm and 6:00pm. There were a total of fourteen (14) citizens combined that attended and one (1) staff person. A public notice was placed in the local newspaper; flyers are placed in community centers; posted on the City's website, Facebook page and television channel; and mailed to neighborhood leaders.

For individuals needing special assistance or a sign interpreter to participate in the meeting, were asked to contact the Engineering and Utilities Department at 803-642-7606 within 48 hours prior to the meeting.

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)
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1	Public Meeting	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Low and moderate income</p>	<p>There were a total of fourteen (14) citizens combined that attended and one (1) staff person. Names and telephone numbers were taken from those that wanted to receive additional assistance or had questions unrelated to CDBG funds.</p>	<p>Comments Received:</p> <p>I am in much need of the emergency repair program, my roof is leaking. I would like to see a sidewalk put on the block of Kershaw St behind Smith-Hazel so the children can walk safely to school. How can I receive emergency repair assistance? I don't live in a low income neighborhood but I am low income. My husband and I both receive social security benefits. I really need my house weatherized. It gets cold in the winter time and I</p>	<p>There were no comments that were not accepted during the public hearings.</p>	
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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)
				also need storm windows.		

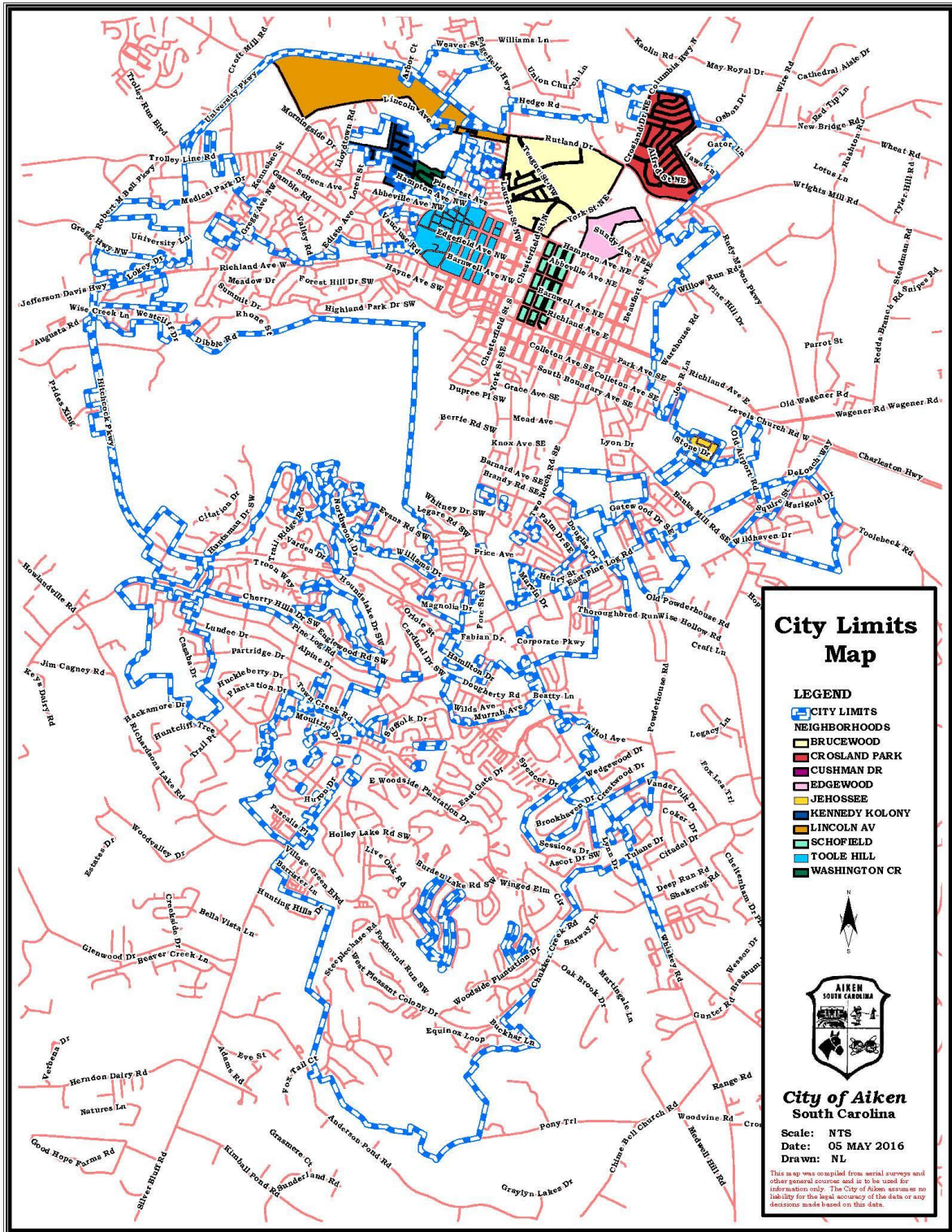
Table 62– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Plan contains an analysis of existing housing conditions including affordable housing, special needs housing, community development, and homelessness. The City's housing goals and objectives and strategies to achieve those objectives are stated.



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City Limits map

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

Describe the jurisdiction's need for Public Facilities:

Aiken has several facilities that tend to the various needs of its citizens but they have expressed that there is a great need for additional recreational facilities especially for those with special needs; centers for senior citizens; community centers that are walking distance from low and moderate income neighborhoods; and more child care facilities that will assist low-income working parents with child care assistance.

How were these needs determined?

Currently, the City of Aiken is developing plans for 2 new recreational facilities. Plans are moving forward to build a new senior center facility in a low-to-moderate income area that will serve the needs seniors as well as offer a variety of additional services for a variety ages. The City is looking at ways to partner and enter into Memorandum of Understandings with local agencies such as the Aiken Area Council on Aging and the Salvation Army Boys and Girls Club to utilize and make the best use of the space. The new building facility will be built at a current park location. Plans for the facility include a banquet hall, classroom space, fitness area and lounge. Plans are also being developed for a recreation center on the north side of Aiken that will be a multi-acre facility and offer indoor activity space as well as outdoor recreation fields to include a spray ground, amphitheater, stadium track, walking and equine trails, indoor courts, meeting space and offices.

Describe the jurisdiction's need for Public Improvements:

To remain viable, communities within the City of Aiken need good roads, modern water and sewer facilities, a strong police presence and a perception by residents that they are secure in their homes and on the streets. The City will continue parkway improvements and other public improvements to increase desirability of Aiken as a residential location to include new sidewalks, curb and gutter, streetlights, trees and plants in the right-of-way.

How were these needs determined?

The City is looking to address public improvements and service issues over the next 5 years with various initiatives. One initiative is to develop a lighting plan with South Carolina Electric and Gas to improve the street lighting for the low-to-moderate income neighborhood of Crosland Park. The Crosland Park neighborhood currently has over 550 homes and has been identified as part of the City of Aiken's Northside Revitalization Initiative. More improvements to areas in Aiken's north side will include the demolition of 8 vacant homes through the Neighborhood Initiative Program Grant and our partnering agencies of Second Baptist Community Development Corporation and Nehemiah Revitalization

Corporation. An initiative that will have lasting effects for the community is to develop a Quality of Life Survey for city neighborhoods to measure crime rates, physical property and infrastructures, socio-economics, and social quality which in-turn will help to assess the stability of the neighborhoods.

Describe the jurisdiction’s need for Public Services:

Providing City customers with the best quality services with public improvements has always been and continues to be one of the City of Aiken’s highest priorities. The City through its Engineering and Utilities Department will continue programs to replace all of the service piping from the water main to the meter. Targeted areas will include those that have had high occurrences of leaks. This will help control leaks and reduce the amount of water lost each year.

How were these needs determined?

The City of Aiken has been working over the past year and should be completed in the coming year on replacing nearly 40% of the sewer mains and services in Crosland Park, a low-and-moderate income neighborhood on the north side of Aiken. This project consists of 10,550 feet of new 8” sewer, 39 manholes, 214 six inch sewer services, 211 water services to the property line, 22 storm structures, 298 feet of 24” storm pipe, 1,635 feet of 18” curb/gutter, and other miscellaneous items.

After the completion of Crosland Park sanitary sewer renovations, the City will be working with Crosland Park citizens with road and sidewalk improvements as a part of the neighborhood revitalization. This will be in addition to the City’s efforts to keep the streets and dirt roads smooth and drivable.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Aiken, and its neighbor, Augusta, Georgia, are the two largest cities of the Central Savannah River Area. Aiken is part of the Augusta-Richmond County Metropolitan Statistical Area and is home to the University of South Carolina at Aiken.

Aiken County is a geographically large (1080 square miles; fifth largest in the state) county with two primary cities alongside many smaller rural and unincorporated areas. Available data for the City of Aiken show that in 2013 there was a population of 30,296. Since 2010 the population percent changed by 2.5%, approximately the same as that of the county at 2.6% growth. However, that rate has slowed dramatically since 2010 to only 0.61 percent. The population in the City in 2010 was 29,560.

The cost of living in Aiken is lower than many cities in the north and west; and, many families from other parts of the country, especially retirees, sell their homes at fair market value and migrate south to Aiken where they can purchase a more modest, larger home at cash value. Many newcomers take up residence on the south side of Aiken in newer developments such as Cedar Creek Subdivision or Woodside Plantation; however, the most prestigious homes are located in historic downtown Aiken. The south side is now considered the premiere shopping district in Aiken, being the location of multiple retail stores, and a variety of restaurants. The north side received less attention as the south side began to develop. Many families remained on the north side of Aiken and newcomers of low-to-moderate income found housing to be more affordable there. The current median home value in Aiken is \$114,300 and the current median rent is \$825 a month.

Over the past several years, the City has focused a great deal of attention on the north side of Aiken due to the substandard conditions of housing that has been and is still found to be mostly in that area. These homes are generations old and family members often continue to live in the home after loved ones have passed on mainly because there is no mortgage payment. There are approximately 2,710 homes in Aiken County that have three or more generations. Unfortunately, their income is still considerably low and they often cannot afford to maintain the upkeep of the house to prevent it from becoming substandard or even dilapidated.

Greater employment opportunities are needed for Aiken's low-income residents. Compared to the rest of the country, Aiken's cost of living is 12.30%, lower than the U.S. average. As of August 2013, the unemployment rate in Aiken was 7.5% (U.S. average is 8.60%). According to the S.C. Department of Employment and Workforce, the unemployment rate in South Carolina dropped by 1.5% within the last year.

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

Introduction

The City of Aiken is aware of needs for affordable housing and employment and genuinely cares about its citizens; therefore, continues to make every effort to ensure everyone has a safe, decent and affordable place to live, better quality of life and a city to be proud of by continually updating its programs to assist low and moderate income families and neighborhoods.

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	70	45	1	0	-1
Arts, Entertainment, Accommodations	1,181	3,417	13	18	5
Construction	513	727	6	4	-2
Education and Health Care Services	1,495	4,428	16	23	6
Finance, Insurance, and Real Estate	394	1,395	4	7	3
Information	106	369	1	2	1
Manufacturing	1,184	541	13	3	-10
Other Services	282	663	3	3	0
Professional, Scientific, Management Services	790	2,066	9	11	2
Public Administration	0	0	0	0	0
Retail Trade	1,074	3,205	12	17	5
Transportation and Warehousing	295	672	3	3	0
Wholesale Trade	269	203	3	1	-2
Total	7,653	17,731	--	--	--

Table 63 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	13,310
Civilian Employed Population 16 years and over	12,375
Unemployment Rate	7.05
Unemployment Rate for Ages 16-24	18.51
Unemployment Rate for Ages 25-65	4.07

Table 64 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	3,915	
Farming, fisheries and forestry occupations	395	
Service	1,310	
Sales and office	2,790	
Construction, extraction, maintenance and repair	675	
Production, transportation and material moving	340	

Table 65 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,200	70%

Travel Time	Number	Percentage
30-59 Minutes	2,885	25%
60 or More Minutes	585	5%
Total	11,670	100%

Table 66 - Travel Time

Data Source: 2011-2015 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	515	140	490
High school graduate (includes equivalency)	1,910	200	910
Some college or Associate's degree	2,545	105	1,145
Bachelor's degree or higher	4,750	125	1,215

Table 67 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	25	0	35	145	600
9th to 12th grade, no diploma	195	245	180	540	485
High school graduate, GED, or alternative	1,080	635	575	1,815	1,525
Some college, no degree	1,695	580	675	1,685	1,205
Associate's degree	90	115	190	590	270
Bachelor's degree	290	715	650	2,180	1,470

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	4	405	455	1,695	1,505

Table 68 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,481
High school graduate (includes equivalency)	23,992
Some college or Associate's degree	26,212
Bachelor's degree	53,447
Graduate or professional degree	68,279

Table 69 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The top industry in Aiken, SC is the Engineering Services industry with 3.1% of all workers in Aiken employed in this sector. Other leading employment sectors for Aiken include Manufacturing, Supermarkets and Other Grocery, Religious Organizations, and Nursing Care Facilities. There are 11,638 business establishments in Aiken with fewer than 10 employees, which is a good indicator of the entrepreneurship in the community. Another 3,690 business have between 10 and 50 employees, 708 have between 50 and 250, and 102 businesses have more than 250 employees.

Describe the workforce and infrastructure needs of the business community:

Greater employment opportunities are needed for Aiken’s low-income residents. Compared to the rest of the country, Aiken's cost of living is 12.30%, lower than the U.S. average. As of August 2015, the unemployment rate in Aiken was 7.5% (U.S. average is 8.60%). According to the S.C.

Department of Employment and Workforce, the unemployment rate in South Carolina dropped by 1.5% within the last year. Aiken County has experienced a pretty frenetic year in 2013 as some places like the Savannah River Site announced layoffs, but other companies like Bridgestone and Autoneum announced new jobs. Despite this good news, low-income families still face many challenges in obtaining above minimum wage employment.

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 Savannah River Site, the largest industrial impact for the Aiken area, took enormous hits. Dating back to September 2013, SRS contractors announced nearly 1,000 layoffs and 1,700 furloughs. The cuts were all direct or indirect results of the fiscal year 2014 federal budget and October's government shutdown.

While SRS did receive funding after the shutdown, the amount was only \$318 million in temporary funds; roughly 25 percent of its \$1.2 billion request. Furthermore, funding only lasted until January 2015.

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

The minimum wage in Aiken is \$7.25 per hour for most employees with exceptions for tipped employees, some student workers, and other exempt occupations. Jobs in Aiken that pay higher wages than the minimum wage are mostly manufacturing or industrial facilities that run 12 hours shifts such as the Savannah River Site, Bridgestone, Kimberly Clark and Autoneum. Most all employers require either a high school diploma or GED before hiring. Other higher paying positions require higher education such as an associate's or bachelor's degree, especially in management and educational fields.

The federal Workforce Investment Act (WIA) in South Carolina supports training programs that help job seekers prepare for employment and businesses access skilled workers. WIA services are delivered through the state's comprehensive SC Works system. SC Works Centers has an office in Aiken that offer job seekers and businesses access to employment and training opportunities, as well as other services.

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 Housing Authority of the City of Aiken, a service provider and One-Stop Career Center partner in Aiken County since 1999, has had a rich history of successfully implementing the Workforce Investment Act Programs. Over the last 8 years the Aiken Housing Authority has provided over 4,300 adults, dislocated workers and youth with the opportunity to gain valuable career skills through the completion of GEDs, high school diplomas, short-term prevocational basic skills training, work experience, on-the-job training, career counseling and job placement.

The Housing Authority of the City of Aiken has partnered with the Alliance group, to facilitate a more responsible, efficient way of doing business. Where the AHA previously stored its data on site, information is now stored in a web based cloud. The new way of operating, has increased productivity allowing easier access to information. Information is also instantly backed up, removing the concerns of losing vital data.

On June 6, 2011, the Housing Authority of the City of Aiken opened its *Center for Excellence* resident computer lab. The *Center for Excellence* allows the residents of Aiken Housing Authority's Public Housing Program free access to 14 fast access computers with high speed internet service. The *Center for Excellence* is also equipped with a printer and office supplies for the use of the residents.

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

No

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 Aiken has approved a 1% hospitality tax in which a portion will be used to identify and fund economic development projects approved by City Council.

Discussion

The City of Aiken is pleased to announce that they are now able to accept employment applications on-line whenever vacancies occur. The City of Aiken has many employment opportunities for people of all educational levels, backgrounds, and interest. The City is a service oriented organization and offers rewarding careers for those who receive pleasure and satisfaction from serving others. Anyone interested in applying for a job at the City of Aiken can access the website at: www.cityofaikensc.gov.

MA-50 Needs and Market Analysis Discussion

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

The Webster's Dictionary's second meaning of the word "concentration" is described as, "the amount of a component in a given area or volume."

Over the past several years, the City has focused a great deal of attention on the north side of Aiken due to the substandard conditions of housing that has been and is still found to be mostly in that area. These homes are generations old and family members often continue to live in the home after loved ones have passed on mainly because there is no mortgage payment. There are approximately 2,710 homes in Aiken County that have three or more generations. Unfortunately, their income is still considerably low and they often cannot afford to maintain the upkeep of the house to prevent it from becoming substandard or even dilapidated.

Many of the houses on the north side of town are owned by senior citizens that have lived in the home since childhood or purchased it as a young adult and has never moved. Due to limited or lack of funding, the home has not received the maintenance for normal wear and tear causing the home to become substandard.

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

Currently, there are 13 neighborhoods associations in the city located on the north side of Aiken consisting of low-and-moderate income families based on census data. Although there are no racial barriers, the majority of the families existing in these neighborhoods are Black or African-American descent.

Several of these neighborhoods are in an area of low-income concentration (where 51% or more of the population is low-income) and an area of racial/ethnic minority concentration (where 51% or more of the population is a racial/ethnic minority).

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

Aiken's north side is in need of affordable housing, rehabilitation of substandard housing, removal of dilapidated houses, vacant lot clean up, as well as invigorating economic development. There are a few low-to-moderate income households in other areas of the city that need attention in scattered sites, but the majority of them are on the north side.

Aiken experienced a growth spurt over the past ten years, which caused many families to relocate to the south side of Aiken, where new developments were built and the cost of housing increased; therefore,

many low and moderate income families cannot afford to live on the south side of Aiken. As listed on the Homes for Sale in Aiken website, a home for sale on the south side of Aiken for a 3 bedroom with 2 full baths ranges between \$179,000 and \$195,000 where the same bedroom and bath size home on the north side of Aiken ranges between \$66,000 and \$102,000. Of course this can depend on the square footage of the house and location of the neighborhood.

Are there any community assets in these areas/neighborhoods?

The neighborhoods on the north side of Aiken are already established neighborhoods that are walking distance to downtown Aiken, stores and restaurants. Some of the neighborhoods have parks close by which consists of a playground, walking track, basketball and tennis courts, barbeque grills, and covered pavilions offering a fun, safe recreational site for the community.

Are there other strategic opportunities in any of these areas?

The City of Aiken has 3 low-and-moderate income neighborhoods on the north side of Aiken (Toole Hill, Governor Aiken Park, and Crosland Park) that maintain their own community gardens. Residents in their community provide the labor to grow fresh vegetables and flowers, which are shared with those living in the neighborhood or given to those in need.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

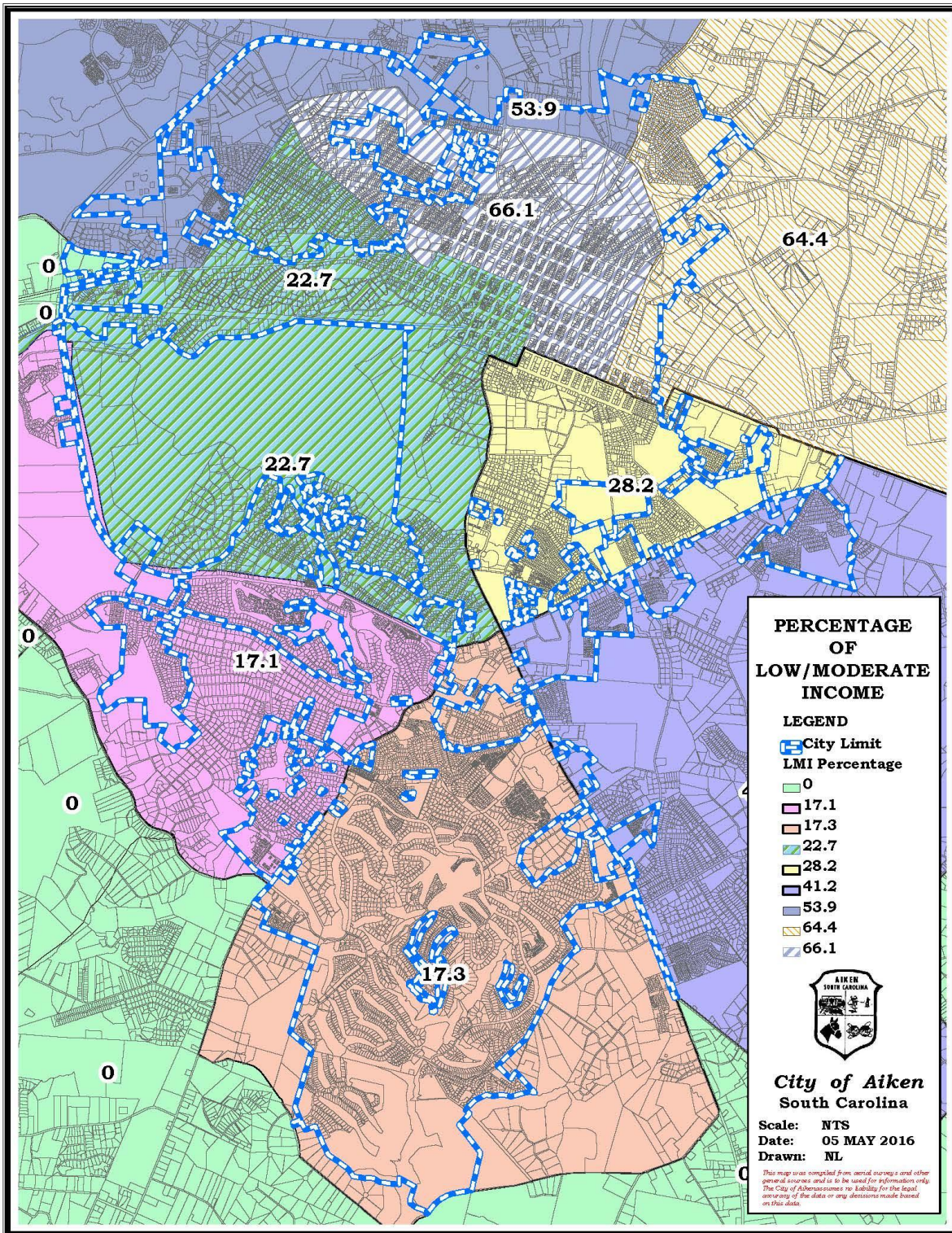
SP-05 Overview

Strategic Plan Overview

The strategy over the five-year period will be to strengthen the substandard areas of Aiken through programs such as:

- Emergency repair to keep housing from becoming substandard
- Lot Cleanup for vacant, overgrown lots and demolition of rundown, dilapidated houses to prevent slum and blight

Very-low income citizens will receive primary attention although assistance for other low-income categories is also needed. The areas of primary concern are the major substandard areas in the northern part of Aiken although the City also works in any area within the city limits, as long as the applicant is income qualified. There is also a strong desire to help the homeless and elderly by working with agencies that provide those services.



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Low-to-Moderate Income Areas

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

Geographic Area

Table 70 - Geographic Priority Areas

1	Area Name:	Northside of Aiken
	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.	Very-low income citizens will receive primary attention although assistance for other low-income categories is also needed. The areas of primary concern are the major substandard areas in the northern part of Aiken although the City also works in any area within the city limits, as long as the applicant is income qualified. Currently, there are 13 neighborhood associations in the city located on the north side of Aiken consisting of low-and-moderate income families based on census data.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Aiken’s north side is in need of affordable housing, the rehabilitation of substandard housing, removal of dilapidated houses, vacant lot clean up, as well as invigorating economic development. There are a few low-to-moderate income households in other areas of the city that need attention in scattered sites, but the majority of them are on the north side.</p> <p>Over the past several years, the City has focused a great deal of attention on the north side of Aiken due to the substandard conditions of housing that has been and is still found to be mostly in that area. These homes are generations old and family members often continue to live in the home after loved ones have passed on mainly because there is no mortgage payment. There are approximately 2,710 homes in Aiken County that have three or more generations. Unfortunately, their income is still considerably low and they often cannot afford to maintain the upkeep of the house to prevent it from becoming substandard or even dilapidated.</p> <p>Many of the houses on the north side of town are owned by senior citizens that have lived in the home since childhood or purchased it as a young adult and has never moved. Due to limited or lack of funding, the home has not received the maintenance for normal wear and tear causing the home to become substandard.</p> <p>The south side strongly increased in development after the construction of the Savannah River Site. It is now considered the premiere shopping district in Aiken, being the location of the Aiken Mall, multiple retail stores, and a variety of restaurants. The north side received less attention as the south side began to develop. There is very little commercial property on the north side of Aiken. Many stores have closed and relocated to other parts of town, leaving empty buildings and vacant lots.</p>
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<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>There are 13 neighborhood associations on the north side of Aiken. These associations have monthly meetings where they discuss their neighborhood and communities needs. A City staff usually attends these meetings to answer any questions regarding housing and economic development. Statements are written down by citizens at public hearings and citizens are also able to comment on the City's website.</p>
<p>Identify the needs in this target area.</p>	<p>Based on information from citizens within the City of Aiken, there is a need for housing repair such as roofs, heating and air, windows and flooring. Other needs include affordable housing, recreational facilities and better paying jobs.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>There are several opportunities for improvement on the north side of Aiken. Currently, the City of Aiken is developing plans for 2 new recreational facilities. Plans are moving forward to build a new senior center facility in a low-to-moderate income area that will serve the needs seniors as well as offer a variety of additional services for a variety ages.</p> <p>More improvements to areas in Aiken's north side will include the demolition of 8 vacant homes through the Neighborhood Initiative Program Grant and our partnering agencies of Second Baptist Community Development Corporation and Nehemiah Revitalization Corporation. An initiative that will have lasting effects for the community is to develop a Quality of Life Survey for city neighborhoods to measure crime rates, physical property and infrastructures, socio-economics, and social quality which in-turn will help to assess the stability of the neighborhoods.</p> <p>The City of Aiken plans to construct 3-5 single family affordable homes in the near future in Edgewood upon allocation of funding for the project by Aiken City Council. One of the City's partners, Second Baptist Church CDC, completed its expansion of Dupont Landing, constructing an additional 45 affordable homes as a tax credit project. These homes will be for rent ranging from \$480 to \$600 a month with a homeownership component which encourages renters to purchase the home after 15 years.</p>

<p>Are there barriers to improvement in this target area?</p>	<p>Many newcomers take up residence on the south side of Aiken in newer developments such as Cedar Creek Subdivision or Woodside Plantation. The south side strongly increased in development over the past several years and is now considered the premiere shopping district in Aiken, being the location of the Aiken Mall, multiple retail stores, and a variety of restaurants. There has been very little private economic investment on the north side of Aiken and there is a lack of public transportation. Many stores have closed making it a barrier for those that do not have transportation to shop in other areas.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City primarily targets low-to-moderate income persons and neighborhoods, especially in areas plagued by slum and blight. Very-low income citizens will receive primary attention although assistance for other low-income categories is also needed. The areas of primary concern are the major substandard areas in the northern part of Aiken although the City also works in any area within the city limits, as long as the applicant is income qualified.

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

Priority Needs

Table 71 – Priority Needs Summary

1	Priority Need Name	Emergency Repair Program
	Priority Level	High
	Population	Low Moderate Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Emergency Repair Program
	Description	The City of Aiken has many areas with substandard housing, but most of these units are sound and salvageable. The Emergency Repair Program was created to provide emergency home repair to low and moderate income owner-occupied homes. There are no numbers on the amount of substandard units within the City, but the neighborhoods with the greatest need are primarily to the immediate north of the central business district though there are smaller areas of substandard housing throughout the City of Aiken. The Emergency Repair Program is the top priority because it will have the most direct benefit to low and moderate-income residents by correcting housing deficiencies that are life threatening, as well as improve the appearance of substandard neighborhoods.
	Basis for Relative Priority	Last year the City of Aiken assisted 20 owner-occupied homes through the emergency repair program. Homeowners were helped by having leaking roofs repaired or replaced, replacement of nonworking HVAC units, upgrade in electrical, plumbing repairs, replacement of rotten flooring, and replacement of inoperable windows. This program fixes the immediate need to the home assisting families with up to \$5,000 of grant funds and has been very successful over the past several years.
2	Priority Need Name	Lot Clean Up and Demolition
	Priority Level	High
	Population	Low Moderate

Geographic Areas Affected	
Associated Goals	Lot Clean Up and Demolition Program
Description	<p>The City continues its efforts to prevent slum and blight in all areas within the City limits of Aiken.</p> <p>Qualified contractors will be hired to clear vacant overgrown and debris filled lots. The owners of the lots are billed the cost to maintain lot and once funding is received, it goes back towards the funded activity as program income which helps to keep the program functioning.</p> <p>CDBG funds will also be used to assist with the title search, asbestos testing and abatement, and demolition of vacant rundown, dilapidated houses within the City limits of Aiken. Uninhabitable homes that have been abandoned or badly burned will be demolished. The owner of the property will be billed or a tax lien will be placed against the property to recoup funds for the demolition which will be placed back into the funded activity as program income. The Demo 200 program is also available for property owners to pay \$200 to have an uninhabitable house demolished and the \$200 would also be placed back into the funded activity as program income.</p>
Basis for Relative Priority	<p>The City will continue to target overgrown lots and dilapidated abandoned houses in low and moderate income neighborhoods. Lots will be cleaned and dilapidated houses will be demolished.</p> <p>Through its lot clean-up/demolition program, the City will continue to inspect and demolish dilapidated structures and clear overgrown, debris filled vacant lots in low income neighborhoods to help rid areas of slum and blight.</p>

Narrative (Optional)

To preserve safe, decent and sanitary housing to the existing housing in the City of Aiken by repairing the immediate need to an owner-occupied home. Plans are to assist approximately 18 to 20 owner-occupied homes in low and moderate income neighborhoods through the Emergency Repair Program.

The City will continue to demolish dilapidated structures and clear vacant lots in low income neighborhoods to eliminate slum and blight. The City estimates demolishing 5 dilapidated homes and clean up to 35 lots in LMI areas of Aiken this fiscal year.

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

Introduction

The City of Aiken will continue its involvement in encouraging resident initiatives and self-help by providing information and presentations through homeownership and home improvement programs. The City is actively working together in collaboration with other agencies, local banks and other community development corporations to continue to develop creative ways to strengthen and enhance the quality of life for low income families in Aiken.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	179,581	0	0	179,581	0	

Table 72 - 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 City expects to receive approximately \$179,581 in Entitlement Funds during fiscal year 2016-2017, there is other income in three revolving loan funds from prior years, which could be utilized that include: Housing Rehabilitation, Homeownership, and Non-Revolving Loan Fund. The

City will seek funding opportunities to leverage CDBG funds through other grants. The City also utilizes other federal dollars and local tax payer support.

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 City of Aiken continues its efforts in revitalizing Crosland Park, a low and moderate income neighborhood on the north side of Aiken. The City is also looking at other potential housing possibilities in other areas on the north side such as the Historic Edgewood Community. Plans are to construct 3-5 single family homes in the near future in Edgewood upon allocation of funding for the project by Aiken City Council. The City owns the land in which the homes will be built.

Currently, the City of Aiken owns several homes listed for sale through its real estate partners in the Crosland Park neighborhood. The City utilizes its capital dollars to assist with down payment and closing cost assistance as well as refer potential homebuyers to South Carolina State Housing Finance for assistance through their homebuyer programs.

Discussion

The City of Aiken will continue its partnerships with a circle of support by sharing ideas and activities with other agencies to assist one another and citizens in need of particular services.

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
AIKEN HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
SALVATION ARMY OF AIKEN	Non-profit organizations	Homelessness	Other
Aiken/Barnwell Community Action Agency, Inc.	Non-profit organizations	Non-homeless special needs	Region
Tri-Development Center of Aiken County, Inc.	Non-profit organizations	Non-homeless special needs Rental public services	Region
Aiken Area Council on Aging	Non-profit organizations	Non-homeless special needs	Jurisdiction
Aiken Center for Alcohol and Drug Services	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Mental Health America of Aiken County	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
UNITED WAY OF THE MIDLANDS	Non-profit organizations	Homelessness Non-homeless special needs	Region

Table 73 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Aiken continues to work with the neighborhood associations and their leaders to strengthen its internal organization so the groups can become a strong advocate for their neighborhood.

The City will continue to partner with other agencies and local universities to provide seminars and workshops to its citizens. The City will continue to collaborate with USCA, Aiken Middle School, North Aiken Elementary and other public education partners to provide educational and engagement workshops, and events to youth. These events include Bikes & Books, Chat with the Chief, Citizens Academy, Coffee with a Cop, Community Caf , FANTastic Saturday, Mobile Movie Nights, and Poetry in the Park.

The above programs are conducted by the Aiken Public Safety Department's Safe Communities Initiative. This Initiative is a unified, proactive community approach to engage, educate and encourage recurring offenders to change their behavior and make healthy life choices. Its aim is to reduce high levels of crime and recidivism in our community and under grid Aiken's Northside Revitalization.

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	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X		X
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 74 - 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)

There are several service agencies within the City of Aiken including the Aiken Housing Authority, the Community Development & Improvement Corporation (CDIC), Aiken County Habitat for Humanity, and Aiken Board of Realtors to assist in the planning process to address housing services. In addition, various non-profit organizations that provide services to the homeless, victim services, health and social

services, and services to people with special needs were also consulted such as the Midlands Area Consortium for the Homeless (MACH), Salvation Army, American Red Cross, Tri-Development Center, Mental Health Center, Aiken Center for Alcohol & Other Drugs, Council on Aging, Area Churches Together Serving (ACTS), Community Action, Department of Social Services, and Helping Hands.

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

The Aiken Area Council on Aging believes that their strengths are the quality and level of services and programs afforded to the community. With the diverse offerings of activities, the Agency is positioned to enable many seniors the options of aging in place, reducing the need to be institutionalized as they have increased needs to remain in their homes.

The Aiken County Action is the only provider assisting with the up-front costs for persons with immediate need to acquire housing and the only provider assisting with utility deposits. To the extent funds permit, the Agency has been able to assist families in meeting the challenge of acquiring and maintaining housing, which is difficult due to the lack of affordable housing in the area.

The Aiken Center for Alcohol and Drug Services has adopted an evidenced-based, best-practice substance abuse treatment protocol entitled Prime Solutions, which they expect will lead to more consistent treatment services and better client outcomes. The Agency also continues to successfully meet the SC Department of Alcohol and Other Drug Abuse Services (DAODAS) contract objectives concerning the efficiency of service provision.

Habitat for Humanity considers their strengths to be the ability to provide homeownership opportunities to very low-income families who are unable to finance a home from regular financing sources, as well as a strong volunteer base, sufficient land to build upon, strong inter-community and collaborative base, and construction of housing at approximately 50% market rates, resulting in better use of limited resources.

Tri-Development strengths are a staff committed to assisting individuals with disabilities in gaining increased independence. The Agency strives to coordinate or provide the supports that they and their families need. Tri-Development has a good knowledge of the community and works to assist those they serve in their efforts to enjoy the full benefits of citizenship.

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 Aiken Area Council on Aging believes their weakness is the need for additional space in their main office to conduct more senior activities and provide additional services to aid in the daily lives of the senior population.

The Aiken Community Action believes a weakness in their endeavors is that funding for these activities is woefully inadequate to meet a growing need for housing-related services, including homeless prevention services. The level of foreclosure and increase in private sector rentals has significantly exacerbated the problems associated with too little affordable housing throughout the service area and beyond.

The Aiken Center for Alcohol and Drug Services feels that recruitment of qualified clinical counselors to the Aiken area continues to be a significant problem. Upgrades in salary levels as well as acceptance of candidates who require long-term in-service training are viewed as possible solutions. The Aiken Center continues its pursuit of a method of assessing and collecting fees that will not create an impediment to persons entering and remaining in service.

Habitat for Humanity considers their weaknesses to be finding means to increase funding to reach a greater number of qualified low-income families in need of decent and affordable housing in Aiken. They have discovered that having to raise funds in an extremely competitive non-profit market is difficult.

Tri-Development does have budget imposed weaknesses which have resulted in not being able to serve as many individuals with disabilities as before the recent economic downturn. The Agency is unable to allow someone to come into the day program when there is a vacancy, all residential placements are frozen, respite monies have been cut so that there are not more funds, and early intervention services for children 3 to 6 years of age may possibly be discontinued later this fiscal year. The Agency's waiting lists are growing significantly for all services.

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	Emergency Repair Program	2016	2017	Affordable Housing	Northside of Aiken	Emergency Repair Program	CDBG: \$93,665	Homeowner Housing Rehabilitated: 18 Household Housing Unit
2	Lot Clean Up and Demolition Program	2016	2017	Demolition and lot clean up	Northside of Aiken	Lot Clean Up and Demolition	CDBG: \$50,000	Buildings Demolished: 5 Buildings Other: 35 Other
3	General Administration	2016	2017	General Administration			CDBG: \$35,916	Other: 1 Other

Table 75 – Goals Summary

Goal Descriptions

1	Goal Name	Emergency Repair Program
	Goal Description	The Emergency Repair Program was created to provide emergency home repair to low and moderate income owner-occupied homes. There are no numbers on the amount of substandard units within the City, but the neighborhoods with the greatest need are primarily to the immediate north of the central business district though there are smaller areas of substandard housing throughout the City of Aiken. The Emergency Repair Program is the top priority because it will have the most direct benefit to low and moderate-income residents by correcting housing deficiencies that are life threatening, as well as improve the appearance of substandard neighborhoods.

2	Goal Name	Lot Clean Up and Demolition Program
	Goal Description	Through its lot clean-up/demolition program, the City of Aiken will continue to inspect and demolish dilapidated structures and clear overgrown, debris filled vacant lots in low income neighborhoods to help rid areas of slum and blight.
3	Goal Name	General Administration
	Goal Description	General administration of the Community Development Block Grant projects and 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 strategy over the five-year period will be to strengthen the substandard areas of Aiken through programs such as:

- Emergency repair to keep housing from becoming substandard
- Lot Cleanup for vacant, overgrown lots and demolition of rundown, dilapidated houses to prevent slum and blight

Very-low income citizens will receive primary attention although assistance for other low-income categories is also needed. The areas of primary concern are the major substandard areas in the northern part of Aiken although the City also works in any area within the city limits, as long as the applicant is income qualified. There is also a strong desire to help the homeless and elderly by working with agencies that provide those services.

The City of Aiken estimates assisting 18 to 20 families through the emergency repair program over the next grant fiscal year.

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 City of Aiken will comply with the stricter lead-based paint guidelines. The City is aware of the guidelines implemented by the United States Environmental Protection Agency (EPA) in ensuring contractors are certified renovators and in compliance with the EPA's Renovation, Repair and Painting Final Rule (40 CFR 745) requirements.

The City will also continue to work diligently to identify and abate asbestos in houses to be renovated or demolished with the assistance of a certified abatement agency.

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

The City of Aiken mails the "Protect Your Family From Lead In Your Home" brochure to all applicants applying for emergency home repair assistance.

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 Aiken continues its efforts in reducing poverty by collaborating with local agencies that offer assistance to low income families such as ACTS, the American Red Cross, the Aiken County Department of Social Services, Aiken Area Council on Aging, and the Housing Authority of the City of Aiken. Other agencies include Salvation Army and local faith-based organizations. These agencies provide items such as food, clothing, monetary assistance with rent and utilities, and maintain a soup kitchen. Each year the City partners with United Way in an effort to collect monetary and other donations through various fundraisers. Events such as the Labor Day Cook Off, a Chili Cook Off, Easter baskets for seniors, and Back to School events to give away school supplies assist families that are in need.

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

ACTS is open five days a week operating a facility that provides food, clothing, medication and utility assistance, furniture and household items to qualified persons. They also offer a once a month food distribution to seniors that are in need of supplemental food. The American Red Cross provides 5 major services: 1) they provide shelter, feed and care for survivors of disasters; 2) supply nearly half of the nation's blood; 3) teach lifesaving skills through their health and safety classes; 4) help military families cope with emergencies; and 5) provide humanitarian aid to people worldwide. The Aiken County Department of Social Services offers the Supplement Nutrition Assistance Program (SNAP), formerly known as the Food Stamp Program, which has served as the foundation of America's national nutrition safety net.

Aiken Area Council on Aging under the Older American Act utilizes funds to provide for the Agency's Congregate Meal Program, the Home Delivered Meal Program and Title III-B transit services. The Title III-B transit service provides transportation for seniors to access the Congregate Meal Sites. These funded programs require that the individual be 60 years of age or the caregiver for the eligible client to receive requested service.

The City of Aiken's Parks, Recreation and Tourism Department provides facilities in various low and moderate income neighborhoods to feed youth through the Summer Food Service Program. The Aiken Housing Authority administers the Summer Food Service Program (SFSP) which is an entitlement program designed to provide funds for eligible sponsoring organizations to serve nutritious meals to low-income children when school is not in session. SFSP is the single largest Federal resource available for local sponsors who want to combine a feeding program with a summer activity program. The SFSP provides free meals and snacks to low-income children through age 18 years old. People over the age of 18 who are enrolled in school programs for persons with disabilities may also participate in the SFSP.

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

All CDBG activities are administered and monitored by the City of Aiken's Engineering & Utilities Department along with the Building Inspections & Permit's Division. All activities will be monitored for performance, evaluated, measure outcomes and successes, and have regular site inspections.

Expected Resources

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

Introduction

The City of Aiken will continue its involvement in encouraging resident initiatives and self-help by providing information and presentations through homeownership and home improvement programs. The City is actively working together in collaboration with other agencies, local banks and other community development corporations to continue to develop creative ways to strengthen and enhance the quality of life for low income families in Aiken.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	179,581	0	0	179,581	0	

Table 76 - 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 City expects to receive approximately \$179,581 in Entitlement Funds during fiscal year 2016-2017, there is other income in three revolving loan funds from prior years, which could be utilized that include: Housing Rehabilitation, Homeownership, and Non-Revolving Loan Fund. The City will seek funding opportunities to leverage CDBG funds through other grants. The City also utilizes other federal dollars and local tax payer support.

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 City of Aiken continues its efforts in revitalizing Crosland Park, a low and moderate income neighborhood on the north side of Aiken. The City is also looking at other potential housing possibilities in other areas on the north side such as the Historic Edgewood Community. Plans are to construct 3-5 single family homes in the near future in Edgewood upon allocation of funding for the project by Aiken City Council. The City owns the land in which the homes will be built.

Currently, the City of Aiken owns several homes listed for sale through its real estate partners in the Crosland Park neighborhood. The City utilizes its capital dollars to assist with down payment and closing cost assistance as well as refer potential homebuyers to South Carolina State Housing Finance for assistance through their homebuyer programs.

Discussion

The City of Aiken will continue its partnerships with a circle of support by sharing ideas and activities with other agencies to assist one another and citizens in need of particular services.

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	Emergency Repair Program	2016	2017	Affordable Housing	Northside of Aiken	Emergency Repair Program	CDBG: \$93,665	Homeowner Housing Rehabilitated: 18 Household Housing Unit
2	Lot Clean Up and Demolition Program	2016	2017	Demolition and lot clean up	Northside of Aiken	Lot Clean Up and Demolition	CDBG: \$50,000	Buildings Demolished: 5 Buildings Other: 35 Other
3	General Administration	2016	2017	General Administration			CDBG: \$35,916	Other: 1 Other

Table 77 – Goals Summary

Goal Descriptions

1	Goal Name	Emergency Repair Program
	Goal Description	The City will continue to assist low and moderate owner-occupied homes with repairs through its emergency repair program to keep them from becoming uninhabitable or dilapidated. Repairing the emergency need to the home will help to preserve the existing housing stock which is affordable for the family because the home has no mortgage payment or the current mortgage payment is affordable.

2	Goal Name	Lot Clean Up and Demolition Program
	Goal Description	Through its lot clean-up/demolition program, the City will continue to inspect and demolish dilapidated structures and clear overgrown, debris filled vacant lots in low income neighborhoods to help rid areas of slum and blight.
3	Goal Name	General Administration
	Goal Description	General administration of the Community Development Block Grant program and activities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City anticipates receiving \$179,627 in CDBG funds during fiscal year 2015-2016 to be used for eligible activities such as the Emergency Housing Repair Program and the Lot Cleanup and Demolition Program that will be used to assist low-income persons and improve neighborhoods

#	Project Name
1	Emergency Repair Program
2	Lot Clean Up/Demolition
3	Administration

Table 78 – Project Information

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

Funds for Emergency Repair Program will be used for home repairs for eligible low-to-moderate income owner-occupied homes. This project is intended to correct housing deficiencies that could be life threatening and help alleviate further hazardous and/or decay and deterioration to the home for low and moderate income individuals.

Funding will assist with hiring qualified contractors to clear vacant overgrown and debris filled lots. The owners of the lots are billed the cost to maintain lot and once funding is received, it goes back towards the funded activity as program income which helps to keep the program functioning.

CDBG funds will also assist with the title search, asbestos testing and abatement, and demolition of vacant rundown, dilapidated houses within the City limits of Aiken. Uninhabitable homes that have been abandoned or badly burned will be demolished. The owner of the property will be billed or a tax lean will be placed against the property to recoup funds for the demolition which will be placed back into the funded activity as program income. The Demo 200 program is also available for property owners to pay \$200 to have an uninhabitable house demolished and the \$200 would also be placed back into the funded activity as program income.

AP-38 Project Summary

Project Summary Information

1	Project Name	Emergency Repair Program
	Target Area	Northside of Aiken
	Goals Supported	Emergency Repair Program
	Needs Addressed	Emergency Repair Program
	Funding	CDBG: \$93,665
	Description	The City of Aiken will assist low and moderate owner-occupied homes with repairs such as leaking roofs, rotten floors, no heat, poor plumbing and electrical, and inoperable windows to keep the home from becoming substandard, uninhabitable or dilapidated.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Emergency Repair Program assist families that require roof repair or replacement; replacement of heating & air units; repair plumbing; electrical upgrade; replacement of inoperable windows; and repair weak/rottening floors.
2	Project Name	Lot Clean Up/Demolition
	Target Area	Northside of Aiken
	Goals Supported	Lot Clean Up and Demolition Program
	Needs Addressed	Lot Clean Up and Demolition

	Funding	CDBG: \$50,000
	Description	Through its lot clean-up/demolition program, the City of Aiken will continue to inspect and demolish dilapidated structures and clear overgrown, debris filled vacant lots in low income neighborhoods to help rid areas of slum and blight.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The lot clean-up/demolition program has always been a success in low and moderate income neighborhoods by cutting the grass, removing trash and debris from the lots and freeing them of slum and blight. Many owners of vacant lots or abandoned homes live in other areas and are unable to care for the property. Once overgrown lots are cleared, the owner is charged for the clean-up cost and the funds are returned to the Activity as program income, which helps the program to continue.
3	Project Name	Administration
	Target Area	
	Goals Supported	General Administration
	Needs Addressed	
	Funding	CDBG: \$35,916
	Description	General administration of the CDBG program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	General administration of the CDBG program.

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

Activities outlined in this Plan will be implemented citywide, but the neighborhoods with the greatest need are primarily to the immediate north of the central business district though there are smaller areas of substandard housing throughout the City of Aiken. The Percentage of Low/Moderate Income map shows census data in block groups and the percentage of low and moderate income areas that receive CDBG assisted programs.

Geographic Distribution

Target Area	Percentage of Funds
Northside of Aiken	80

Table 79 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Activities outlined in this Plan will be implemented citywide, but the City primarily targets low-to-moderate income persons and neighborhoods, especially in areas plagued by slum and blight. This Plan includes maps that illustrate proposed projects in low and moderate income areas as well as neighborhoods where plans are to rehab homes, demolish dilapidated houses and clean overgrown, vacant lots. These two activities have shown to be most beneficial and have made a significant impact in the low and moderate income areas on the north side of Aiken where there is a greater need for assistance.

Discussion

The City of Aiken will continue its involvement in encouraging resident initiatives and self-help by providing information and presentations through homeownership and home improvement programs. The City is actively working together in collaboration with other agencies, local banks and other community development corporations to continue to develop creative ways to strengthen and enhance the quality of life for low income families in Aiken. CDBG funds will mainly be utilized on the northside of Aiken

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

Introduction

The City of Aiken will continue its involvement in encouraging resident initiatives and self-help by providing information and presentations through homeownership and home improvement programs. The City is actively working together in collaboration with other agencies, local banks and other community development corporations to continue to develop creative ways to strengthen and enhance the quality of life for low income families in Aiken.

Actions planned to address obstacles to meeting underserved needs

The City of Aiken will continue to collaborate with the Aiken Housing Authority, local realtors, local banks and other community development corporations to meet the needs of those that are underserved and to provide the most affordable and decent housing, as well as assist in the search for the most affordable interest rate for future home buyers.

The City of Aiken will continue its partnership with Security Federal, a local bank, the Community Development and Improvement Corporation (CDIC) to provide classes to help future homebuyers understand the process of maintaining good credit and buying a home of their own. The City will also continue to partner with South Carolina Housing in referrals to potential homebuyers seeking financial assistance.

Actions planned to foster and maintain affordable housing

In an effort to maintain affordable housing, the City continues to partner with the Aiken Housing Authority/CDIC, Security Federal Bank, South Carolina Housing and other local non-profit community development corporations in providing safe, decent and sanitary affordable homes through homeownership programs. These programs provide avenues for low and moderate income families to own a home by providing housing counseling, assisting with down payment and closing cost assistance when available, and working with local banks to provide the best mortgage package available to fit their needs.

The City will also continue to seek available grant funding to help with down payment and closing cost assistance and work with local banks and other lending institutions that specialize in financial counseling to help people with low-to-moderate income go through the channels necessary to improve or in some cases establish credit necessary to be able to obtain a qualification for a mortgage loan.

Repair programs such as emergency repair help maintain affordable housing by keeping the existing housing stock in Aiken. The City's repair program assist families with repairs to their home to keep them in livable conditions so that the home does not become unsafe or dilapidated, forcing the family to

move into another home that they cannot afford and the possibility of being homeless.

Actions planned to reduce lead-based paint hazards

The City of Aiken complies with the enacted lead-based paint guidelines. The City is aware of the guidelines implemented by the United States Environmental Protection Agency (EPA) in ensuring contractors are certified renovators and in compliance with the EPA's Renovation, Repair and Painting Final Rule (40 CFR 745) requirements. The City will also continue to work diligently to identify and abate asbestos in houses to be renovated or demolished with the assistance of a certified abatement agency.

Actions planned to reduce the number of poverty-level families

The City of Aiken continue its efforts in reducing poverty by collaborating with local agencies that offer assistance to low income families such as ACTS, which offers numerous services. ACTS serves Aiken County residents, individuals and families, which fall into the income levels of 150% or less of the poverty guidelines. Often those served are elderly, homeless, disabled or the working poor. ACTS offers numerous services and is open five days a week to provide food, clothing, medication and utility assistance. Additionally, furniture and household items are available to burn-out victims and victims of abuse setting up new households. ACTS also offers a once a month food distribution to seniors that are in need of supplemental food.

Aiken Area Council on Aging under the Older American Act utilizes funds to provide for the Agency's Congregate Meal Program, the Home Delivered Meal Program and Title III-B transit services. The Title III-B transit service provides transportation for seniors to access the Congregate Meal Sites. These funded programs require that the individual be 60 years of age or the caregiver for the eligible client to receive requested service.

The American Red Cross provides 5 major services: 1) they provide shelter, feed and care for survivors of disasters; 2) supply nearly half of the nation's blood; 3) teach lifesaving skills through their health and safety classes; 4) help military families cope with emergencies; and 5) provide humanitarian aid to people worldwide.

The Aiken County Department of Social Services offers the Supplement Nutrition Assistance Program (SNAP), formerly known as the Food Stamp Program, which has served as the foundation of America's national nutrition safety net.

Other agencies include Salvation Army and local faith-based organizations. These agencies provide items such as food, clothing, and monetary assistance with rent and utilities.

Each year the City partners with United Way in an effort to collect monetary and other donations through various fundraisers. Events such as the Labor Day Cook Off, a Chili Cook Off, Easter baskets for

seniors, and Back to School events to give away school supplies assist families that are in need.

The Aiken Housing Authority administers the *Summer Food Service Program (SFSP)* from its Parks, Recreation and Tourism Department to the Housing Authority of the City of Aiken. It is an entitlement program designed to provide funds for eligible sponsoring organizations to serve nutritious meals to low-income children when school is not in session. SFSP is the single largest Federal resource available for local sponsors who want to combine a feeding program with a summer activity program. The SFSP provides free meals and snacks to low-income children through age 18 years old. People over the age of 18 who are enrolled in school programs for persons with disabilities may also participate in the SFSP.

Actions planned to develop institutional structure

The City of Aiken continues to work with the neighborhood associations and their leaders to strengthen its internal organization so the groups can become a strong advocate for their neighborhood.

The City will continue to partner with other agencies and local universities to provide seminars and workshops to its citizens. The City will continue to collaborate with USCA, Aiken Middle School, North Aiken Elementary and other public education partners to provide educational and engagement workshops, and events to youth.

Neighborhood programs are conducted by the Aiken Public Safety Department's Safe Communities Initiative. This Initiative is a unified, proactive community approach to engage, educate and encourage recurring offenders to change their behavior and make healthy life choices. Its aim is to reduce high levels of crime and recidivism in our community and under grid Aiken's Northside Revitalization.

Actions planned to enhance coordination between public and private housing and social service agencies

During the next year, the City will continue coordinating a circle of support by sharing ideas and activities with various agencies to assist one another and citizens in need of particular services. The activities may involve community meetings with non-profits and promotion of agencies' efforts in the community.

The City of Aiken will continue working with the above mentioned groups to address needs, provide assistance and services for citizens through various programs and activities to include:

- Hard to reach families that receive support from social service agencies;
- Working with Environmental Protection Agency (EPA) in continuing to eliminate lead-based paint hazards and educating families and staff;
- Continuing to coordinate with Aiken County government agencies through referrals and supportive services; and
- Collaboration with public, private and social services agencies in offering readiness programs for

affordable homeownership, maintaining safe and decent housing, and strengthen communities through neighborhood leaders.

Discussion

The City of Aiken will continue and/or form relationships with the following public institutions for technical assistance, funding possibilities and/or program partnerships:

4. United States Department of Housing and Urban Development
5. South Carolina State Housing Finance and Development Authority
6. Lower Savannah Council of Governments
7. Aiken County Government
8. The Housing Authority of the City of Aiken
9. Community Development and Improvement Corporation
10. Habitat for Humanity
11. Aiken Board of Realtors
12. Aiken/Barnwell Community Action, Inc.
13. Mental Health America of Aiken County
14. Tri-Development Center of Aiken County, Inc.
15. Aiken Area Council on Aging
16. Helping Hands, Inc.
17. United Way of Aiken County
18. United Way of the Midlands

Program Specific Requirements

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

Introduction

The City of Aiken’s 2015 Annual Action Plan defines the city’s plans to utilize 2015-2016 Community Development Block Grant (CDBG) funds to address the goals of the city’s Consolidated Plan, developed in response to the requirements of the Department of Housing and Urban Development (HUD). This Plan also serves as the City’s application for federal CDBG funding. The primary activities to be conducted by the City of Aiken include Emergency Housing Repair and Demolition/Lot Clean Up.

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	2
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.	80.00%

Discussion

Based on past activities in various areas in the city limits of Aiken, we estimate that at least 90% of all funds for activities included in this Plan will be spent on the north side of the Aiken, the original grid of the town. The neighborhoods and residents of this area are predominantly low to moderate income. However, for some of our programs, citizens anywhere within the City of Aiken can be assisted by CDBG funds as long as they are income-qualified based on HUD's regulations.

Attachments

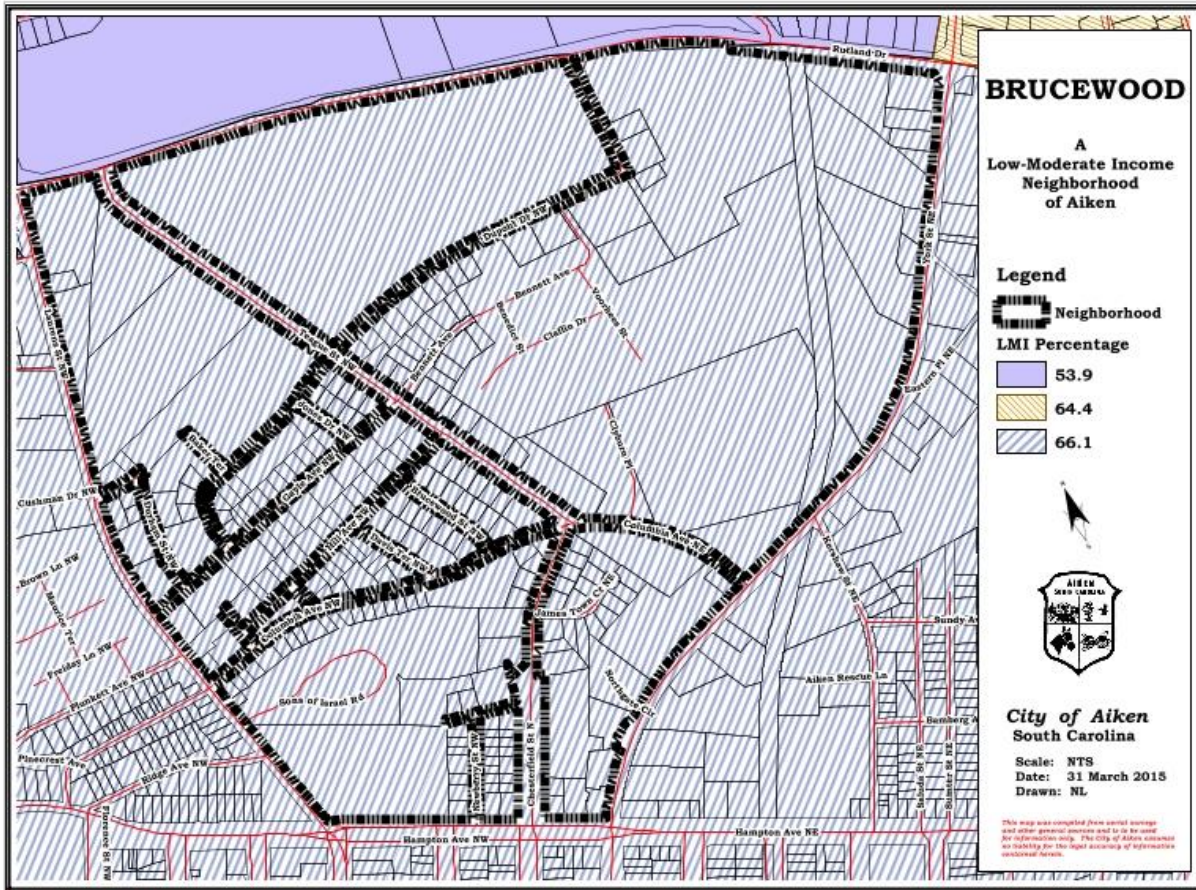
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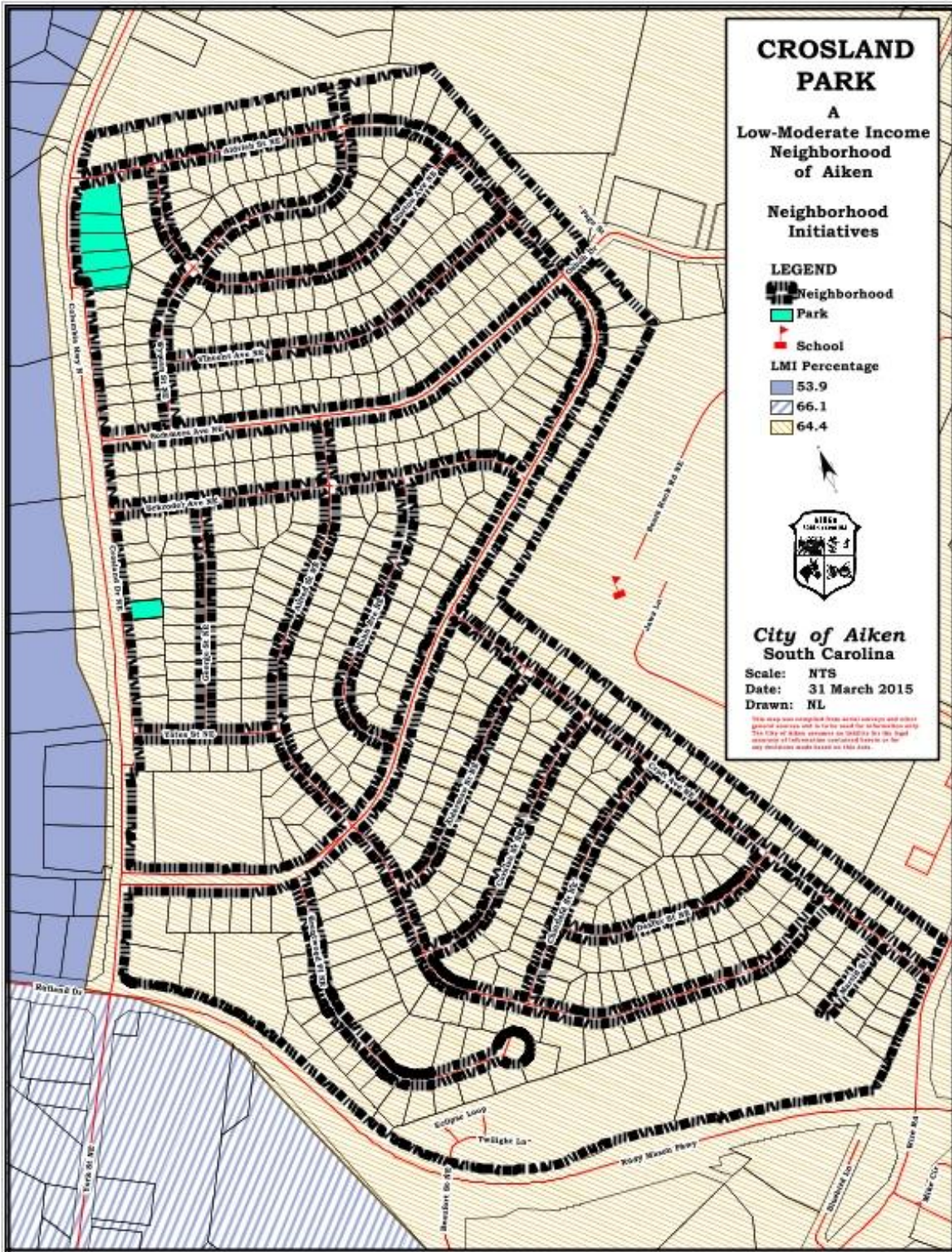
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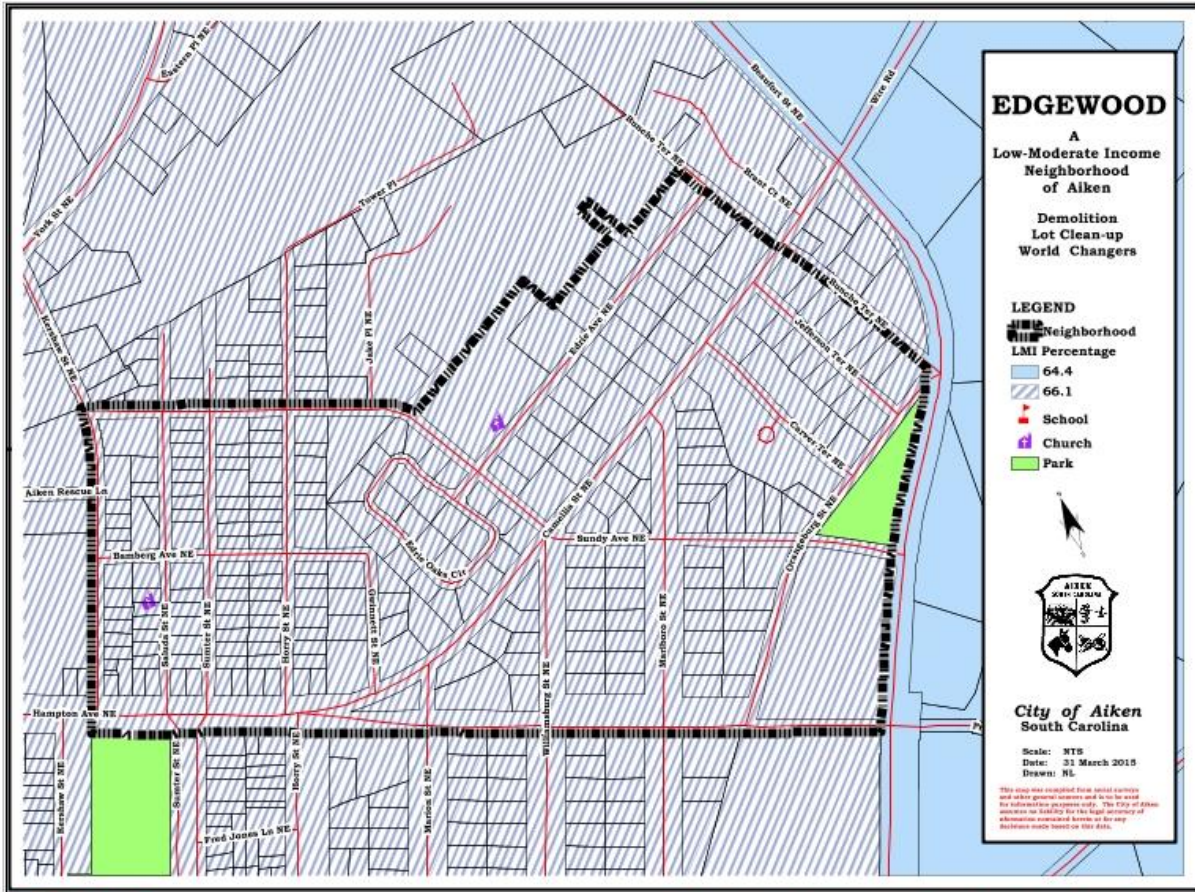
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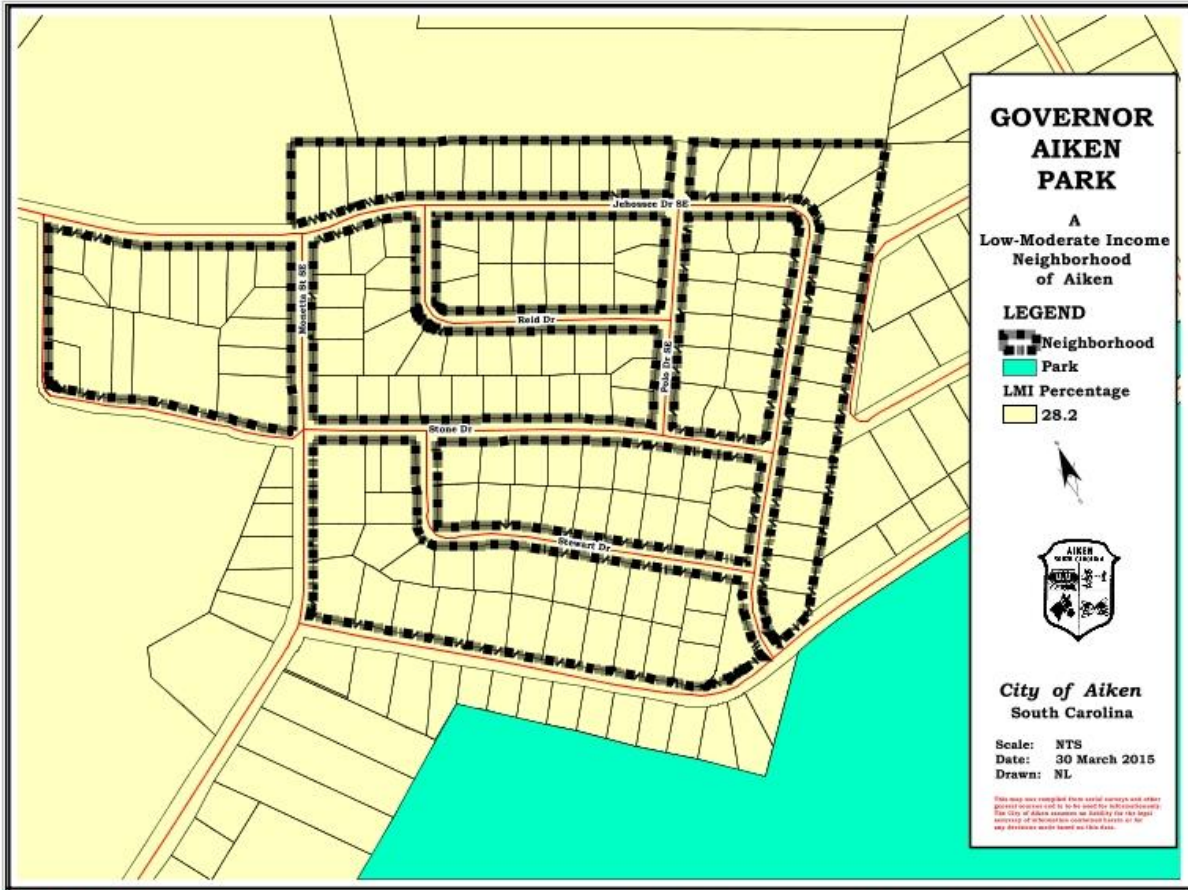
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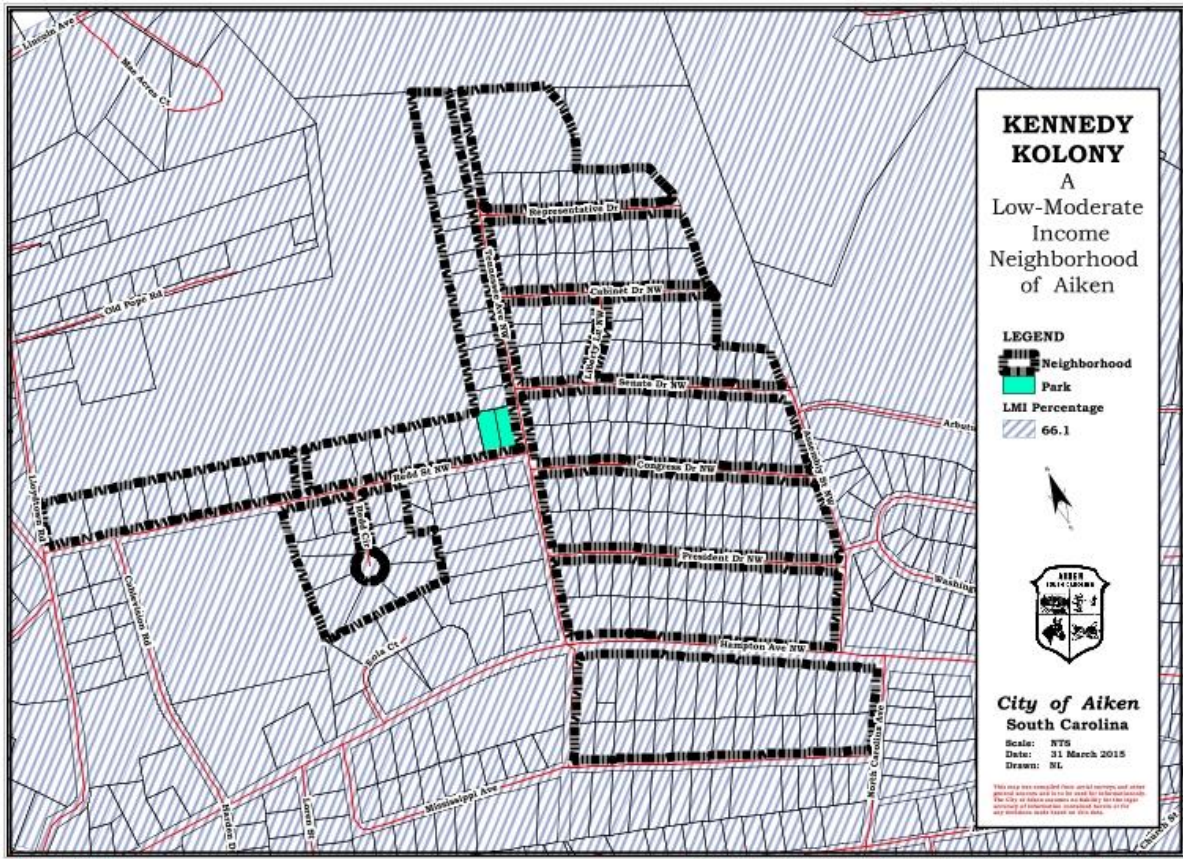
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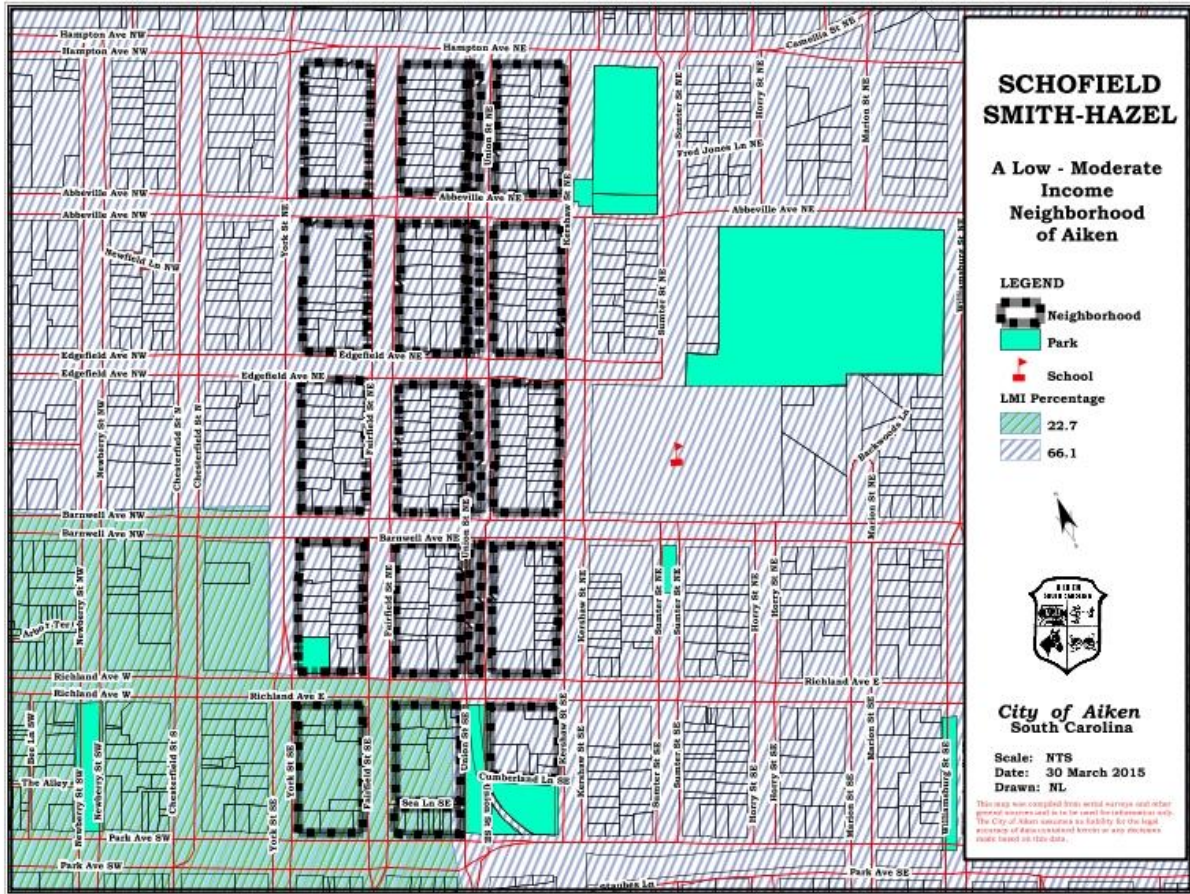
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Grantee Unique Appendices



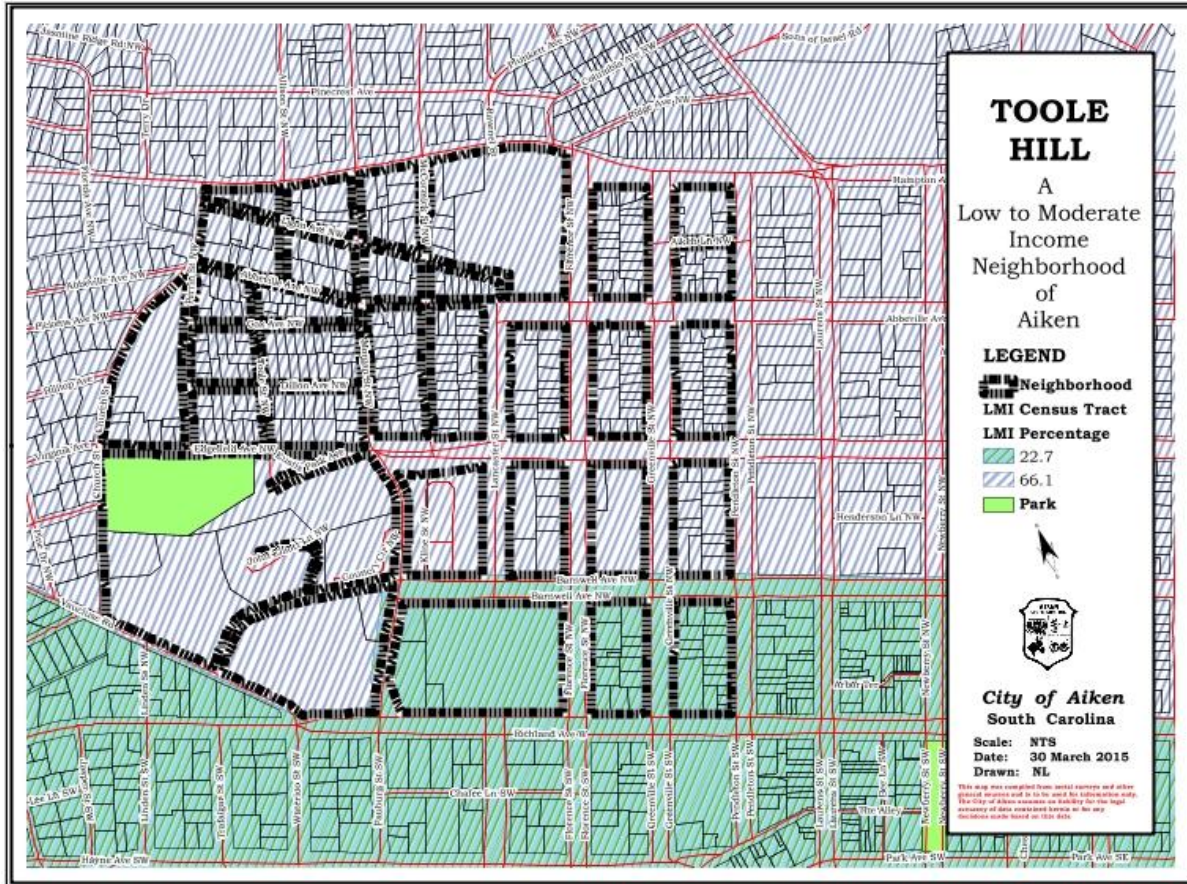
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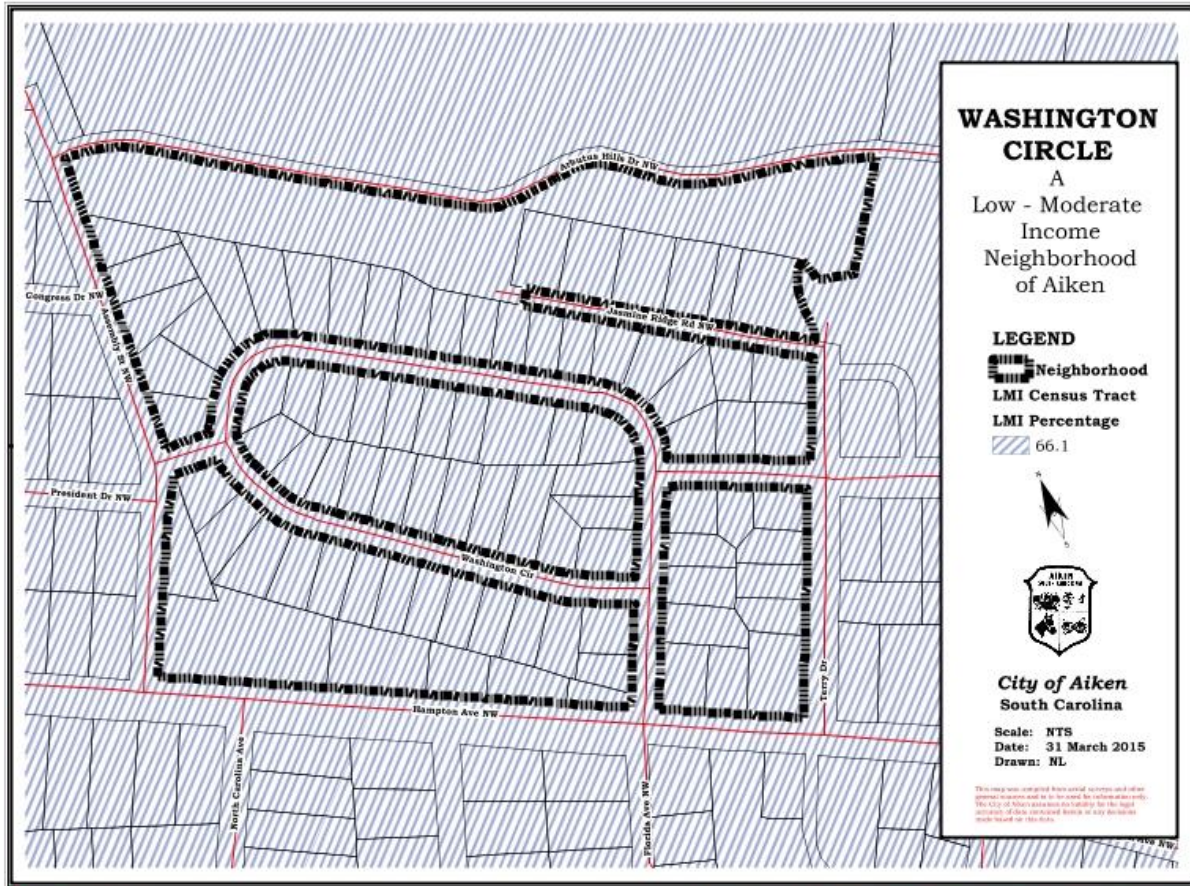
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Revised: 29Mar2015

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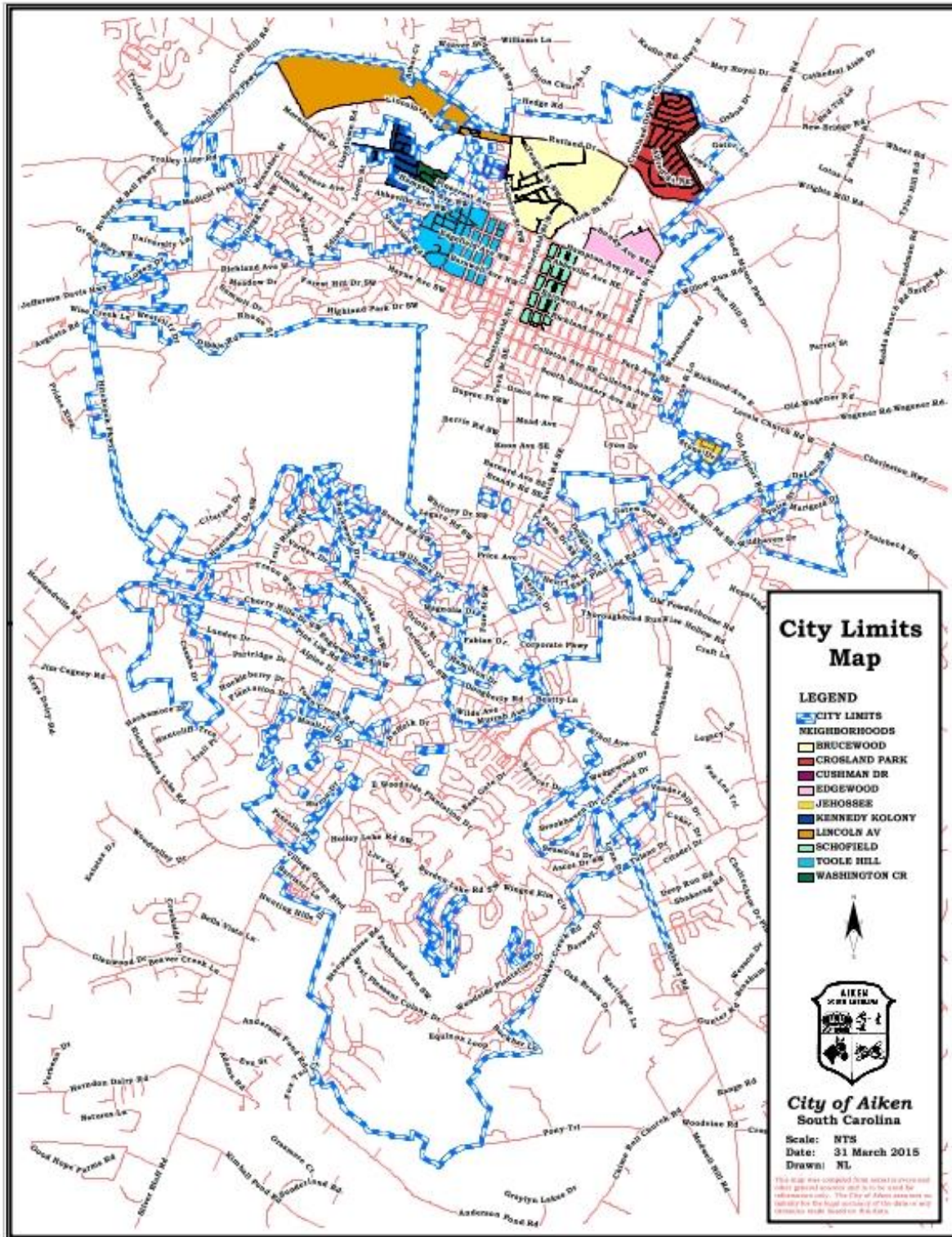
Grantee Unique Appendices



Revised: 29Mar2015

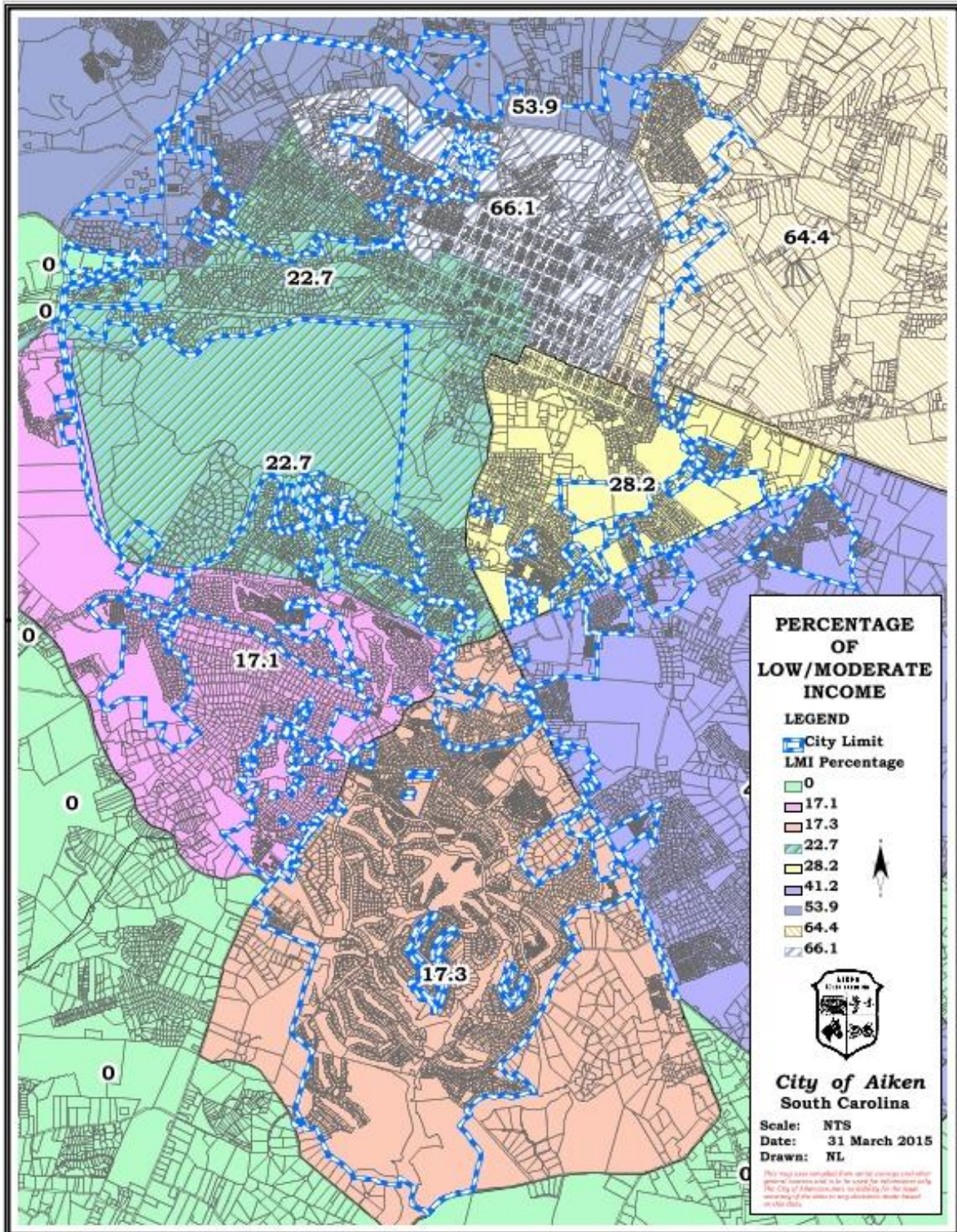
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Grantee Unique Appendices



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Grantee Unique Appendices




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Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 8/31/2018

Application for Federal Assistance SF-424		
* 1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application	* 2. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entry Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Aiken"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="57-6009219"/>	* c. Organizational DUNS: <input type="text" value="0301131040000"/>	
d. Address:		
* Street: * P.O. Box: <input type="text" value="1177"/>	* Street: <input type="text" value="135 Laurens St, NW"/>	
* City: <input type="text" value="Aiken"/>	* City: <input type="text" value="Aiken"/>	
* County/Parish: <input type="text" value="Aiken"/>	* County/Parish: <input type="text" value="Aiken"/>	
* State: <input type="text" value="SC"/>	* State: <input type="text" value="South Carolina"/>	
* Province: <input type="text"/>	* Province: <input type="text"/>	
* Country: <input type="text" value="USA"/>	* Country: <input type="text" value="UNITED STATES"/>	
* Zip/Postal Code: <input type="text" value="29802-1177"/>	* Zip/Postal Code: <input type="text" value="29802-1177"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Engineering and Utilities Dept."/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Adonia"/>	
Middle Name: <input type="text" value="Leticia"/>		
* Last Name: <input type="text" value="Craig"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Assistant to the Director of E&U"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="803-642-7504"/>	* Fax Number: <input type="text" value="803-642-7717"/>	
* Email: <input type="text" value="scraig@cityofaiken.org"/>		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type:			
<input type="text" value="City or Township Government"/>			
Type of Applicant 2: Select Applicant Type:			
<input type="text"/>			
Type of Applicant 3: Select Applicant Type:			
<input type="text"/>			
* Other (specify):			
<input type="text"/>			
* 10. Name of Federal Agency:			
<input type="text" value="U.S. Department of Housing and Urban Development"/>			
11. Catalog of Federal Domestic Assistance Number:			
<input type="text" value="14-218"/>			
CFDA Title:			
<input type="text" value="Community Development Block Grant: Annual Action Plan - FY 2015-2016"/>			
* 12. Funding Opportunity Number:			
<input style="background-color: yellow;" type="text"/>			
* Title:			
<input style="background-color: yellow;" type="text"/>			
13. Competition Identification Number:			
<input type="text"/>			
Title:			
<input type="text"/>			
14. Areas Affected by Project (Cities, Counties, States, etc.):			
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
* 15. Descriptive Title of Applicant's Project:			
<input style="background-color: yellow;" type="text"/>			
Attach supporting documents as specified in agency instructions			
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/>	<input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="Chadd"/>	* b. Program/Project: <input type="text" value="761cd"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2016"/>	* b. End Date: <input type="text" value="06/30/2017"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="179,581.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="179,581.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Rick"/>
Middle Name: <input type="text" value=""/>	
* Last Name: <input type="text" value="Geyer"/>	
Suffix: <input type="text" value=""/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="802-642-7650"/>	* Fax Number: <input type="text" value="802-642-1845"/>
* Email: <input type="text" value="rgeyer@cityofaikenec.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5/11/16"/>

Grantee SF-424's and Certification(s)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

Date 3/11/16

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official 5/18/16
Date

Mayor
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

5/11/16

Date

Mayor

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs – it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official 5/11/16
Date

Mayor
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

5/11/10

Date

Mayor

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.


Signature/Authorized Official 5/11/14
Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources