



# BERKELEY COUNTY 2021 ANNUAL ACTION PLAN

Public Comment DRAFT April 1, 2021

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## Action Plan

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

In 2021, Berkeley County became an entitlement community, eligible for federal funding from the US Department of Housing and Urban Development (HUD). This section outlines Community Development Block Grant (CDBG) funding the County anticipates receiving on an annual basis for the 2021-2025 period covered by this Consolidated Plan. The CDBG program works to ensure decent affordable housing, to provide vital services to the most vulnerable people in the County’s communities, and to create jobs through the expansion and retention of businesses.

The County anticipates an annual allocation for CDBG funds of approximately \$1,209,927 for each year of the Five-Year Consolidated Plan period.

#### 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 Housing Public Improvements Public Services	1,209,927	0	0	1,209,927	4,839,708	The expected amount available for remainder of the ConPlan is 4x more years of the annual allocation.

**Table 1 - 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 federal funds listed above represent the annual allocation received by Berkeley County to support the activities outlined in the 2021 Annual Action Plan, as well as the anticipated funding for the remainder of the Consolidated Plan (2021-2025). Estimates of funding are based on 2021 HUD CDBG funds received and it is anticipated to remain at around the same level for the period covered by this Plan.

Berkeley County is continually working to expand resources that will help to address the needs of the community. The use of federal funds is crucial in helping to leverage additional funds. Recently the County has been able to secure federal funding from the Department of Justice to address high crime areas and assist victims of crimes. Recent state funding includes grants from the SC Department of Health and Environmental Control, SC Department of Commerce, SC Rural Infrastructure Authority and SC Department of Parks and Recreation for various community and economic development and infrastructure improvements throughout the County.

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

The various Berkeley County Libraries and Administration Building provide a space for community participation with the County when meeting with the public on CDBG programming. These locations will also provide a base for public services administered through the County.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Access to Public Facilities	2021	2025	Non-housing Community Development	Countywide	Expand & Improve Public Infrastructure & Facilities	CDBG: \$1,019,182	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000
2	2A Reduce Slum & Blight in Residential Areas	2021	2025	Non-housing Community Development	Countywide	Reduce Slum & Blight in Residential Areas	CDBG: \$190,745	Buildings Demolished: 3

**Table 2 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	1A Improve Access to Public Facilities
	<b>Goal Description</b>	Improve access to public facilities that will benefit LMI persons and households and the special needs population.
<b>2</b>	<b>Goal Name</b>	2A Reduce Slum & Blight in Residential Areas
	<b>Goal Description</b>	Reduce slum and blight in the County through demolition of buildings, housing code enforcement and foreclosed property care.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following are proposed CDBG projects for FY 2021 including related objectives, and anticipated outcomes and accomplishments of those activities.

### Projects

#	Project Name
1	CDBG: Program Administration (2021)
2	CDBG: Public Facilities (2021)
3	CDBG: Demolition (2021)

**Table 3 - Project Information**

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

In addressing the needs of low- and moderate-income households and the special needs population, the County's CDBG program will administer the projects listed in the table above. The projects will work towards addressing the three priority needs in the County. These priorities are:

1. Expand & Improve Public Facilities
2. Reduce Slum & Blight in Residential Areas
3. Public Services & Quality of Life Improvements

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Program Administration (2021)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	1A. Improve Access to Public Facilities 2A. Reduce Slum & Blight in Residential Areas
	<b>Needs Addressed</b>	Expand & Improve Public Facilities Reduce Slum & Blight in Residential Areas Public Services & Quality of Life Improvements
	<b>Funding</b>	CDBG: \$181,489
	<b>Description</b>	Program administration of the CDBG program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	The activities of the administration include program planning and fair housing promotion.
2	<b>Project Name</b>	CDBG: Public Facilities (2021)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	1A. Improve Access to Public Facilities
	<b>Needs Addressed</b>	Expand & Improve Public Facilities
	<b>Funding</b>	CDBG: \$928,438
	<b>Description</b>	The County will provide funding for improvements to public facilities throughout the County.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons assisted with public facilities improvements: 2,000
	<b>Location Description</b>	Countywide



	<b>Planned Activities</b>	<p>Planned activities for improvements to public facilities throughout the County include:</p> <p><u>Town of Monks Corner - Miracle League Ball Field</u>: \$405,850.31</p> <ul style="list-style-type: none"> <li>- Construct a ballfield accessible to the physically and mentally challenged</li> <li>- Including dugout, bleachers, pavilion, parking, fencing and landscaping</li> </ul> <p><u>Habitat for Humanity - Infrastructure for Affordable Housing</u>: \$200,975.25</p> <ul style="list-style-type: none"> <li>- Purchase undeveloped land on Hutchinson Ln. in Moncks Corner</li> <li>- Infrastructure to safely develop new affordable homes</li> </ul> <p><u>City of Goose - Creek Senior Center Rehab</u>: \$131,834.76</p> <ul style="list-style-type: none"> <li>- Update existing facility to enhance and improve accessibility</li> <li>- Promote more efficient day-to-day operations and programs</li> </ul> <p><u>Tri-Community - Center Community Center Rehab</u>: \$189,777.64</p> <ul style="list-style-type: none"> <li>- Update existing facility to serve as a Special Medical Needs Shelter and Point of Distribution site during hazardous weather/emergency events</li> <li>- Improvements include ADA compliance and centralized HVAC</li> </ul>
3	<b>Project Name</b>	CDBG: Demolition (2021)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	2A. Reduce Slum & Blight in Residential Areas
	<b>Needs Addressed</b>	Reduce Slum & Blight in Residential Areas
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Removal of slum and blight in LMI residential areas throughout the County.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Buildings demolished: 3

	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Removal of slum and blight activities include: Berkeley County - Unincorporated County Demolition Projects: \$70,000 City of Hanahan - City Demolition Projects: \$30,000

## **AP-50 Geographic Distribution – 91.220(f)**

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

Berkley County will implement its projects countywide based on its priority needs:

1. Expand & Improve Public Facilities
2. Reduce Slum & Blight in Residential Areas
3. Public Services & Quality of Life Improvements

Attention will be directed to low- and moderate-income households and the special needs population.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	100%

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Berkley County will implement its projects countywide based on its priority needs and income of beneficiaries.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Berkeley County will not provide funding directly for the development of new housing, however improvements to public infrastructure and public facilities will help encourage and support development of affordable housing throughout the community.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	TBA
Special-Needs	0
Total	0

Table 5 - One Year Goals for Affordable Housing by Support Requirement

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	TBA
Acquisition of Existing Units	0
Total	0

Table 6 - One Year Goals for Affordable Housing by Support Type

#### Discussion

Improvements to owner-occupied housing: TBA

## **AP-60 Public Housing – 91.220(h)**

### **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 local housing authority operating in Berkeley County is the South Carolina Regional Housing Authority No. 3 (SCRHA3). SCRHA3 manages two public housing complexes in the County with 78 units at St. Francis Villa Apartments in Moncks Corner and 50 units at Belangia Apartments in St. Stephen. SCRHA3 also administers over 1,300 Housing Choice Vouchers (HCV) across the seven counties it serves, including Berkeley County.

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

SCRHA3's emphasis is to create stable housing for LMI families in the region. It will promote housing stability by providing all the necessary tools available to help them maintain this stability. Two of the main strategies involved are helping them find suitable employment and lifestyle skill development.

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

The SCRHA3 has supportive services that help to increase residents' involvement with activities at the public housing community. Supportive services provide opportunities for personal growth, leadership advancement and community engagement; resident job training and employment placement; case management and supportive group environments; and health and wellness initiatives. These programs include:

Youth Enrichment Scholarships (YES): This program provides assistance with registration fees to connect residents with community and school-based activities and resources.

Benefit Access: This program provides access to resources needed by families to achieve and maintain self-sufficiency.

Resident Training Program: This program provides job training and employment opportunities through hands-on experience and job coaching.

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

SCRHA3 is not designated as troubled.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Berkeley County is located in the southeastern part of South Carolina. Services providers in the County are part of the 7-county Lowcountry Continuum of Care (COC). The COC is made up of individuals and organizations serving those experiencing homelessness and plans, develops, and implements strategies to address homelessness throughout its jurisdiction. It is responsible for planning activities, setting strategic priorities, operating the Coordinated Entry System (CES), conducting the HUD-required Point-in-Time Count, and developing written standards for providing assistance with HUD funds.

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

The County will provide supportive services for special needs populations in the jurisdiction, which includes the homeless population. Funding will be directed to programs that will help this population stay out of homelessness and become self-sustainable.

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

Berkeley County is located in the southeastern part of South Carolina. Services providers in the County are part of the 6-County Lowcountry Homeless Coalition, which is the local Continuum of Care (COC). The City Charleston is the largest population center in the area and borders Berkeley County. While the homeless population is relatively high within Charleston, Berkeley County reported 26 homeless persons in the 2020 Point-in-Time Count. This is in part due to the nature of reporting homelessness in rural areas as much of the areas in Berkeley County are unincorporated and rural. For this purpose, the County will rely heavily on its service agencies and nonprofits to help identify homeless in the County and help enter them into the local care of the COC.

Lowcountry Homeless Coalition uses the Homeless Management Information System (HMIS) and intakes into the Coordinated Entry System. Data from the centralized HMIS and intakes into the Coordinated Entry System provide important details of individuals and families experiencing homelessness (including household composition, ages, disability status, length of time homeless, and overall vulnerability) inform programs and agencies of the needs and recommended housing interventions for this population in Berkeley County and across the six counties in the COC. This process is intended to be done as quickly as possible to help families avoid becoming homeless.

HMIS is the 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. The Coordinated Entry System is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

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

As reported by the Lowcountry Homeless Coalition in HUD's 2020 COC Homeless Assistance Programs Housing Inventory Count Report, the Coalition's network offers more than 300 emergency shelter beds and almost 120 transitional housing beds for homeless persons in the region. None of these are reported to be located in Berkeley County.

The County will work to identify partners that can help satisfy the emergency and transitional housing needs of the homeless in the County. Currently, through the Coalition the County may utilize its homeless prevention programs which include rental assistance, financial assistance for rental application fees, utility payments, last month's rent, moving costs, and a variety of other housing 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**

Berkeley County and Lowcountry Homeless Coalition are committed to helping homeless persons, especially those who are chronically homeless and homeless families with children make the transition from homelessness to permanent housing and independent living. The issues with chronically homeless persons can be many and/or interrelated and therefore the County and the COC will work together with its network of service providers to help them receive all the referrals and resources they require to keep them sheltered and return to independent living. Helping to make sure families with children make the transition to permanent housing and independent living is especially crucial as prolonged exposure to poverty makes it that much more difficult for children to get out of poverty in the future. With the help of County partners and the COC members, priority will be given to programs that help children in LMI households with education enrichment, youth development programming, and wellness programs.

**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.**

Berkeley County and the Lowcountry Homeless Coalition recognize that low-income individuals and families who have been recently discharged or are about to be discharged from public institutions and/or systems of care are at high risk of becoming homeless. To ensure that they receive the proper resources

and services necessary to avoid becoming homeless, the County and COC will rely on its network of experienced and capable service providers, who are in many ways connected to these institutions and systems of care. Some of these providers are Florence Crittenton, Family Promise, One80Place, Charleston Trident Urban League, Origin, Community Action Partnership, and Changed Lives Ministries.



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

### **Introduction:**

Although public policies are made with the intention to positively address the needs of citizens in a jurisdiction, there are times where they may have an unforeseen negative effect on certain aspects of the community, which in this case is affordable housing and residential investment. Public policies that affect affordable housing and residential investment negatively, in turn becomes a barrier to creating affordable housing in the area. Affordable housing and public and private residential investments are key components in furthering fair housing in any community.

The County adopted the 2015 Berkeley Comprehensive Plan 5-Year Review, which gave an assessment and review of the community profile and housing needs in the County. The plan identified several guiding principles which directly tied into affordable housing.

Some of the issues of affecting housing affordability was significant population growth, increasing development pressures to protect rural historic communities, and the type of development that was to occur in the County. To address this, the County identified several goals that would help to reduce barriers to affordable housing. They were:

- Berkeley County will support the provision of community services, essential for all population groups.
- Berkeley County will support the development of affordable housing and diverse housing types.
- Berkeley County will plan and implement mitigation strategies to protect existing communities and neighborhoods from physical deterioration due to natural hazards and/or neglect.
- Berkeley County will promote the development of complete communities within the Principal Growth Area as designated on the plan's Future Land Use Map.

For more information on the 2015 Berkeley Comprehensive Plan 5-Year Review, see Berkeley County's website at: <https://www.berkeleycountysc.gov/drupal/dept/planning/plan>

### **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**

In the upcoming year the County will also develop an Analysis of Impediments to Fair Housing Choice (AI) in the Community. AI is the primary tool communities have for identifying contributing factors for these barriers to fair and affordable housing.

The County will provide for repairs/improvements to owner-occupied housing to help homeowners in the County protect their property and investment.

Also, to identify negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees affirmatively further fair housing. The primary tool communities have for identifying contributing factors that lead to negative effects on the community is the Analysis of Impediments of Fair Housing Choice (AI). Berkeley County will begin work on an AI as required by HUD.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Berkeley County is dedicated to improving the lives of its citizens, particularly the LMI and special needs population to enjoy a decent quality of life in the County. The County's CDBG program does this by community development programs which involve public services, expansion and improvements to public infrastructure and facilities, and housing rehabilitation to help homeowners. Below are other actions planned by the County to meet the needs of the community.

### **Actions planned to address obstacles to meeting underserved needs**

The County coordinates its partners and local nonprofits and administers the CDBG program to help deliver services and programs to its underserved citizens. These programs all work to address the three priority needs of the County, which are: 1) Expand & Improve Public Facilities, 2) Reduce Slum & Blight in Residential Areas and 3) Public Services & Quality of Life Improvements.

### **Actions planned to foster and maintain affordable housing**

The County will provide for repairs/improvements to owner-occupied housing to help low-to-moderate income homeowners in the County protect their property and investment. Rehab may include bringing homes into compliance with local building codes, perform needed repairs, weatherize homes and remove health and safety hazards.

### **Actions planned to reduce lead-based paint hazards**

The County will follow all regulations as required by HUD and the Residential Lead-Based Paint Hazard Reduction Act of 1992. A certified inspection of a facility built prior to 1978 will determine the presence of lead-based paint. If lead-based paint is found to exist, a risk assessment is conducted to determine the type, severity and location of the hazards. The findings of the risk assessment may direct abatement as the solution to best protect children from lead exposure.

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

The County will identify target LMI locations and address the most immediate needs of those communities through investment in public facilities and public infrastructure improvements, reduction of slum and blight in residential areas and vital services that improve the quality of life of County citizens.

Improving the quality of life of its LMI citizens is one of the priority needs identified by Berkeley County. This also includes reducing poverty across the County. Public services offered by the County and its partner nonprofits for LMI households work to directly address poverty. For this purpose, the County will expand public services for LMI and special needs households. These programs are primarily economic development activities and youth development programs at this time. Providing LMI households with the education and skills necessary to make a decent living wage directly affects their ability to obtain

affordable housing and stay out of poverty. The County will also provide for improvements to owner-occupied housing to help LMI homeowners in the County protect their property and investment. Finally, the reduction of slum and blight in residential areas will help to reduce poverty for County citizens by removing old and/or dilapidated buildings which will make the area safer and invite investment into the area.

### **Actions planned to develop institutional structure**

Berkeley County will continue to work with organizations that address the various needs of the citizens of the County. Nonprofits will be selected to assist with vital public services and funded by the County. Each funded organization will be provided an overview of the CDBG program, and the County will continue to monitor and work with them. The County will also work closely with the South Carolina Regional Housing Authority No. 3 (PHA) and Lowcountry Homeless Coalition (COC) in planning to meet the needs of its citizens.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Berkeley County will continue to coordinate with the South Carolina Regional Housing Authority No. 3 (PHA) to meet the needs of citizens in publicly assisted housing in the County. The PHA's emphasis is to create stable housing for LMI families in the region. It will promote and maintain housing stability by providing all the necessary tools available to help families maintain stability. Two of the main strategies utilized will be helping families find suitable employment and programs for lifestyle skill development.

The County will also work with Lowcountry Homeless Coalition (COC) in planning to meet the needs of the homeless population. The County will refer to the COC and its members to address homelessness in Berkeley County.

## Program Specific Requirements

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

#### Introduction:

This section describes the program specific requirements of the County's CDBG program.

#### 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.   |     |
| 5. The amount of income from float-funded activities Total Program Income   | \$0 |

#### Other CDBG Requirements

- |   |      |
|---|------|
| 1. The amount of urgent need activities   | \$0  |
| 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. | 100% |