

JOHN J. TECKLENBURG
MAYOR

GEONA SHAW JOHNSON
DIRECTOR

City of Charleston
South Carolina
Department of Housing and Community Development

January 27, 2023

Mr. Bradley Evatt, Director
Community Planning and Development Division
United States Department of Housing and Urban Development
Strom Thurmond Federal Building
1833-45 Assembly Street
Columbia, SC 29201-2480

Dear Brad:

RE: American Rescue Act Program (ARPA) HOME Funds for the City of Charleston

Please find the revised Allocation Plan for the above referenced program. We are excited about the opportunity this funding presents for individuals and families in the City of Charleston who will reside in the housing that will be constructed with ARPA funds. As you are aware, the need for affordably priced rental and for-sale housing continues to be a challenge in the City of Charleston. The ARPA funds will ensure that we are closer to achieving the goal of creating additional affordable rental housing.

We appreciate the support of the Department of Housing and Urban Development. Please advise should you have any questions or concerns.

Sincerely,



Geona Shaw Johnson, Director
Department of Housing and Community Development

Enclosure: As Stated

The Honorable, John J. Tecklenburg Mayor
Geona Shaw Johnson, Director
City of Charleston
Department of Housing and Community Development
75 Calhoun Street, 3rd Floor, Suite 3200
Charleston, South Carolina 29401



City of Charleston, South Carolina

**Home Investment Partnerships Grant – American Rescue Plan
(HOME-ARP)**

ALLOCATION PLAN

January 27, 2023

Executive Summary:

On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (**ARP**) into law, which provided over \$1.9 trillion dollars in relief to address the continued impact of COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME Investment Partnership Program (**HOME**) to perform activities primarily benefiting qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These funds were allocated by formula to participating jurisdictions, resulting in the City of Charleston Department of Housing and Community Development receiving an allocation of \$1,977,676 in HOME Investment Partnerships – American Rescue Plan (**HOME-ARP**) funding.

Based on the information contained in the City’s Con Plan and Comprehensive Plan, the City of Charleston Department of Housing and Community Development allocated its HOME-ARP funds to the construction of affordable housing to a property known as Cunnington Avenue. The affordable housing development will sit on a 0.916-acre parcel located on the Peninsula of Charleston at 3-7 Cunnington Avenue. The City selected this parcel for the construction of affordable housing due to its location off a bus rapid transit stop, ensuring available access for those in need of housing.

All activities and management of the HOME-ARP funds are in compliance with applicable federal regulations including 24 CFR Part 92 and CPD-21-10 along with the HOME-ARP Appendix – Waivers and Alternative Requirements for Implementation of the HOME-ARP funds. Federal regulations required the City to engage in consultation and public participation processes to develop a HOME-ARP allocation plan that met requirements established in CPD-21-10 which was implemented as a Substantial Amendment to the City’s Fiscal Year 2021 Annual Action Plan.

To assist in proper development of the Allocation Plan (AP) the City of Charleston utilized the HOME-ARP Allocation Plan Template with guidance provided by the Department of Housing and Urban Development (HUD).

HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: City of Charleston, SC
1/27/2023

Date:

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City’s consultation process consisted of soliciting input from the City of Charleston Mayors’ Commission on Homelessness, which represents an expansive and comprehensive group of community stakeholders comprised of residents and professionals who live in the City of

Charleston and other communities. Commission partnerships include nonprofits, faith groups, small business owners and elected officials.

The consultation period started with a presentation to the Commission on December of 2021 and concluded with follow up interviews during city monitoring of subrecipients. Members were provided a number of ways to contribute to the creation of the HOME-ARP allocation plan, including:

- Attending a public hearing on community needs (October 26, 2021)
- Scheduling a 30 minute consultation interview with City staff;

Additionally, the City's Department of Housing and Community Development facilitates monthly meetings called the Current State of Homelessness meetings where a minimum of twenty-five (25) partner agencies working collaboratively to support unsheltered and vulnerable populations in the City of Charleston by sharing ideas and providing information on the available resources from their agency.

The City of Charleston worked in concert with the local Continuum of Care and a myriad of other partners, as well as, the City of North Charleston and Charleston County to prepare a ten-year strategic plan to end homelessness titled Come Home which then was referenced when deciding to use HOME-ARP funds for construction of rental housing. The City participates with the local Continuum of Care and the Coalition on Homeless to implement a number of the strategies outlined in the plan and are instituting the "Housing First" model as an approach to deal with persons who are homeless.

The City conducted its stakeholder consultation in conformity with the HOME-ARP Appendix – Waivers and Alternative Requirements. Aside from holding monthly stakeholder Mayors Commission on Homelessness, the City reviewed and applied annual CoC reports in conjunction with the 2020 South Carolina State of the Homelessness Report, the 2005-2009 American Community Survey (ACS), the 2011-2015 Comprehensive Housing Affordability (CHAS) Report. As part of the consultation process, the City identified those organizations which work with the CoC to obtain stakeholder feedback. While developing the plan, the City consulted with its housing and community development partners.

These partners included, but are not limited to, the following nonprofit organizations:

- Charleston Housing Authority; North Charleston Housing Authority; Charleston County Housing and Redevelopment Authority
- Continuum of Care
- VA; Lowcountry Veteran's Home, HUD-VASH
- One80 Place
- My Sisters House
- Humanities Foundation
- Palmetto Community Action Partnership
- Charleston Area Urban League

A total of twenty-five (25) stakeholders, organizations, and community agencies were asked to provide their input concerning the HOME-ARP grant, eligible activities, and the proposed budget. Each stakeholder articulated their gap in services and/or housing needs by providing verbal inputs. Stakeholders provided relevant knowledge and spoke on the needs, service gaps, and potential activities that would best benefit qualified populations.

During this time, the City issued a public notice on October 5, 2021, requesting public comments during two City Council meetings, October 12, 2021 and October 26, 2021. No comments were received.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
CHA; NCH; CCHRA	Public Housing Agencies	Attended multiple meetings via zoom.	Agency was overwhelmingly in support of the initiative.
Continium of Care	CoC serving in Jurisdiction	Attended multiple meetings via zoom.	Agency was overwhelmingly in support of the initiative.
VA; Lowcountry Veterans Home, HUD- VASH	Veterans' Groups	Attended multiple meetings via zoom.	Agency was overwhelmingly in support of the initiative.
One80 Place	Homeless Service Provider	Attended multiple meetings via zoom.	Agency was overwhelmingly in support of the initiative and an increased need for homeless shelter services.
My Sisters House	Domestic Violence Service Provider	Attended multiple meetings via zoom.	Agency was overwhelmingly in support of the initiative and the need of a separate shelter space for victims of sex trafficking
Humanities Foundation	Public Housing Agency	Attended multiple meetings via zoom.	Agency was overwhelmingly in support of the initiative and the need of more affordable housing particularly housing that meets the needs of people with complicated rental histories or a disability that may result in them perceived as high risk.
Palmetto Community Action Partnership	Public Agency addressing the needs of qualifying populations	Interview with Executive Director	Agency was overwhelmingly in support of the initiative.

Charleston Area Urban League	Public Organization that addresses fair housing.	Interview with Executive Director	Agency was overwhelmingly in support of the initiative.
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If additional space is needed, insert image of table here:



Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date - 10/7/2021 end date - 10/26/2021***
- ***Public hearing: 10/26/2021***

The City solicited a request for public comments for the use of HOME Investment Partnerships – American Rescue Plan (HOME-ARP) funding for acquisition of land for the development and construction of permanently affordable rental housing for populations at risk of homelessness and housing insecure by holding City Council meeting on October 12, 2021 and October 26, 2021 to receive public comment.

The City of Charleston staff has also consulted with a variety of key stakeholders in the preparation of the HOME-ARP Allocation Plan to discuss current challenges related to homelessness and homeless prevention. Individuals representing government and policymakers, nonprofit organizations, health care providers, affordable housing developers, housing advocates,

homeless commission members, the homeless population and other interested parties were invited to participate to ensure a diverse assortment of stakeholder feedback.

During the consultation and data gathering phase of creating the City's allocation plan, the City held its City Council meeting, Tuesday, January 11, 2022 on community development needs for its annual action plan. Staff solicited comment from community organizations, members of the Commission on Homelessness and Affordable Housing and homeless representatives to participate in the public hearing to specifically address the needs of homeless persons in the City of Charleston. Data from this public hearing was considered in the preparation of this plan.

In addition to the outreach and engagement efforts described above, the City continues to meet internally on a quarterly basis with various internal departments regarding affordable housing, and various facets of housing and the challenges. Departments prepare informational presentations to the Mayor, public and community stakeholders. The HousingStat committee carried out presentations regarding homelessness and housing insecurities in the City of Charleston for the Mayor and public on November 17, 2022.

Describe any efforts to broaden public participation:

The Department of Housing and Community Development depends on collaborative partnerships and feedback from a variety of community stakeholders to ensure that every facet of the community is represented. Boards and Commission have been established with members appointed by the Mayor and approved by the Charleston City Council representing various neighborhoods. These boards and commissions assist staff in program policy and implementation and assist the City in meeting the needs of citizens by helping them to improve their standard of living. A number of groups assist the department staff with making decisions related to policy, awarding program funds, program implementation and other related responsibilities. Partnerships include, but are not limited to, the following:

- Mayors' Commission on Homelessness and Affordable Housing
- Community Development Advisory Committee
- Community Development Committee of City Council
- Affordable Housing Advisory Committee
- Redevelopment & Preservation Commission (RPC)
- Homeownership Initiative Commission (HIC)

The City held two Developer Roundtable discussions. On July 15, 2021, five housing developers served as panelists and discussed future recommendations on how to address challenges and/or solutions to the development of affordable housing in the City of Charleston. On Wednesday, November 17, 2021 a zoom meeting was held with Private Sector and Multi-Family Development experts who shared with the City and its partners recommendations to enhance the availability of Affordable and Workforce Housing.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

The comments the City of Charleston received from the public are summarized as follows: the City should invest additional funding in affordable housing to include housing for those at the lower end of the economic spectrum. Citizens continue to believe the solution to solving homelessness and other challenges in our community stems from our need to increase the availability of affordable housing. In particular, permanent supportive housing and investing in more supportive services. The Public believes that the City should devise ways to assist individuals and families address barriers to securing housing and sustaining themselves until affordable housing is secured.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments or recommendations were accepted.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	41	15	126	0	0								
Transitional Housing	0	0	85	0	85								
Permanent Supportive Housing	3	1	421	0	341								
Other Permanent Housing						0	0	0	0				
Sheltered Homeless						16	146	72	19				
Unsheltered Homeless						0	82	0	0				
Current Gap										-19	0	404	0

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	24835		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	5335		
Rental Units Affordable to HH at 50% AMI (Other Populations)	3370		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		1855	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		675	
Current Gaps			6175

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

The HOME-ARP defines four specific populations which are eligible to receive funding assistance or who would be beneficiaries of programs or projects funded with HOME-ARP funds. These four populations include:

- ❖ People experiencing homelessness,
- ❖ Those at risk of homelessness,
- ❖ Those fleeing domestic violence
- ❖ Those otherwise at elevated risk of housing instability.

For HOME-ARP funds to most effectively assist the Qualifying Populations (QPs), the City evaluated the size and demographic composition of all four QPs with City limit boundaries. Additionally, the department of Housing and Community Development also assessed the unmet needs of each QPs in an effort to aid the City in identifying gaps within its current shelter and housing inventory.

The City of Charleston, as a recognized HUD Entitlement City, is required to prepare and implement a five (5-) Year Consolidated Plan (CP) as required under 24 CFR Part 91. The City developed and published its Consolidated Plan in 2020 and it guides community efforts in addressing homelessness from 2020 through 2024. The City also created in collaboration with a number of community stakeholders the 2013 Come Home Plan, which was a ten-year strategy to end homelessness in the Charleston community.

The evaluation process began with obtaining relevant data, reports and documentation from qualified sources. The City then shared its findings and engaged with Service Providers on a monthly and quarterly basis during the Mayors' Commission on Homelessness and Affordable Housing, and State of Homelessness meetings. Qualifying Population's service providers were asked to provide feedback on the information presented to ensure the City had a better understanding of the demographic profile for the specific QP.

A. Charleston County Socioeconomic and Demographic Housing Data

Some of the information from the U.S. Census 2020, 5-YR American Community Survey (ACS) estimates on population, race, and ethnicity includes:

- Charleston County, SC Population **372,904**
- White/Caucasian **250,572 (67%)**
- Black/ African American **107,049 (29%)**
- Hispanic **19,052 (5%)**
- City of Charleston - Population **156,625**

QP #1: Persons Experiencing Homelessness

The City relies on the data derived from the Charleston/Low Country Continuum of Care (CoC) point-in-time (PIT) census that the Department of Housing and Urban Development requires CoCs across the country to complete every other year. The number of homeless persons volunteers are able to count during one-night, and on the last Wednesday in January is crucial to informing the PIT count. In addition to counting anyone staying in an emergency shelter on that night, outreach is conducted to identify persons spending the night outdoors or in places considered not meant for human habitation. The City has recognized that the Point-in Time (PIT) census is not highly reliable in defining the true number of how many individuals are homeless within the City of Charleston due to the data being collected on one particular night. Therefore, the City uses PIT census as well as the Homeless Management Information System (HMIS) and ACS data when narrowing down and establishing key information on the state of homelessness currently and historically in the City of Charleston.

The 2021 Charleston/Low Country CoC PIT count showed 95 adult households without children were homeless and 16 households with children experiencing homelessness.

Under the McKinney-Vento Act, a different threshold is applied when defining the true state of homelessness and under this legislation, individuals doubling up with family members and/or staying in hotels are not justified as homeless. During the 2021-2022 school year, the Charleston County School District reported 274 students lacking a fixed, regular nighttime residence and living in “doubled-up” situations as defined under the McKinney-Vento Act. In July of 2022, two hundred and four (204) students were still reported lacking a nighttime residence and meant for human habitation.

At Risk of Homelessness as defined in 24 CFR 91.5

QP #2: Persons at risk of Homelessness

According to The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH), persons are considered “at-risk of homelessness” if their household income is less than 30 percent of the area’s median income, has insufficient resources available to attain stable housing and move frequently due to economic reasons. Applying this definition to Charleston, the 4,100 renter households earning less than 30 percent of median income and paying more than 30 percent of their monthly income on rent would be at risk of homelessness if faced with a sudden life changing event.

Low-income households at imminent risk of homelessness often have recently lost a job, seen their hours cut if still working, or have encountered a medical emergency, the effect of which is to cause them to spend any savings they might have and reduce or eliminate income. Such households may not have any support from friends or family, who are likely in the same economic situation. Additionally, these households lack education or employment skills and may face medical challenges or have inadequate transportation to access and hold a job, which could lend to employment and better paying positions.

Households facing the termination of re-housing assistance are in a similar situation. In order to remain stably housed persons need; full-time employment, affordable child care, affordable housing, and transportation. Access to healthcare, life skills training, and additional education and/or training, including GED programs, and English as a Second Language, are valuable, if not necessary, in most situations.

Anecdotal and census data informs departmental executives and the Mayor of the thousands of households in the City of Charleston that meet this definition of “at risk of homelessness”. According to Harvard 2021 JCHS State of the Nation’s Housing Report data, many households that fell behind on their housing payments in 2020 were already cost burdened and living on thin margins. Nearly half of all renter households and a fifth of home-owner households reported spending more than 30% of their incomes on housing in 2019. HUD defines households as cost burdened if more than 30% of an individual’s monthly income is spent on housing.

According to HUD’s 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data, the City of Charleston (Minor Civil Division) has approximately 2,090 households that earn at or below 30% AMI and have one or more housing problems. These households are at a greater risk of housing instability or homelessness. Many supportive service agencies partnering with the City, report families are struggling with housing costs and continue stressing the need for more affordable housing establishments.

QP #3: Persons Fleeing Domestic Violence

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In order to ensure privacy and safety for victims fleeing or attempting to flee domestic violence, the needed statistical information related to those experiencing domestic violence and human trafficking was limited. With that said, Charleston/Low Country CoC, reported nineteen (19) households were victims of domestic violence in 2021 per HUD’s CoC 2021 PIT census report as oppose to the seven (7) households reported in 2020. This is an indication that a rise in domestic violence is occurring causing an increase in homelessness for these individuals and families.

According to the National Runaway Switchboard, 1.3 million runaway and homeless youth live on America’s streets everyday. Approximately 5,000 die each year. Data from the 2019 Trafficking in Persons (TIP) Report, USA ranks third in the world for human trafficking. In 2021, the National Human Trafficking Hotline received 488 signals in South Carolina and 201 signals received from victims or survivors of human trafficking. Out of those signals, 124 cases were discovered and 279 victims identified.

QP #4: Persons at Elevated Risk of Housing Instability

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

The Veteran population in the lowcountry saw an increase in emergency shelter attendance in 2021 based on HUD’s CoC 2021 PIT census report. In the Low Country, the number of reported

Veterans seeking services also increased. HUD's Point-in-Time Count reported seven (7) households were veterans in 2020 and in need of emergency shelter as oppose to the increased number of twenty-one (21) veterans needing shelter in 2021.

The elderly (65+) is 14.1 percent of the Charleston population. They tend to be more female (59%), and married or widowed than the general population. The elderly are nearly three times more likely to be military veterans and 28.9% are disabled. Of these, 21% are in the labor force and 91% are on social security. The elderly population show higher rate of living at or over 150% of the poverty level and having a higher rate of homeownership than the general population. (Source: American Community Survey 2018).

Of the general population in Charleston, 9.63% have some sort of disability (approximately 12,298). Of the population 16 and over, 24.3% are in the workforce and over 4% are unemployed. Approximately 20% of the disabled are living at or below the poverty level, which is nearly 6% higher than the general population without a disability. (Source: American Community Survey 2018)

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

The City's needs assessment illustrated the nature and prevalence of housing problems experienced by Charleston's citizens. The primary problems assessed are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding.

Over the last decade the City of Charleston's median rent and home sale prices have increased by 54% while household income had only increased by 31%. Today, 42% of Charleston's households are reporting living cost-burdened and spending over thirty percent of their income on housing.

Currently, there are approximately 5,233 deed-restricted affordable housing units in the City of Charleston and City residents must meet income eligibility requirements to rent and/or sustain rental payments. Based on a recent housing analysis conducted by the City of Charleston's Department of Planning, Preservation and Sustainability, 16,351 affordable housing units - at varying levels of affordability are needed to eliminate affordability gaps by the year 2030.

The gap in housing costs and household income is worse for African American households, whose median income in the City of Charleston is less than half of the reported Caucasian

households. Furthermore, chronically homeless individuals account for 21% of the Low Country’s total homeless population; homeless families with children account for 13% percent.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

Per the 2021 Annual Homeless Assessment Report (AHAR) to Congress, Part 1: Point-in-Time Estimates of Sheltered Homelessness released by HUD showed an increase of 134% of people experiencing sheltered homelessness and staying in non-congregate centers. In response to the pandemic, a few of the City’s grantee subrecipients focused their resources on shelter beds located in hotels, motels, or other settings that are not facility-based.

The City of Charleston’s Comprehensive Plan, approved in 2022 – found that we need an additional sixteen thousand (16,351) three hundred and fifty-one affordable homes to eliminate the affordability gap by 2030. Currently, the City has 5,664 existing affordable housing units, 1,019 proposed units in active development, leaving the need for 15,332 units in order to meet the goal of eliminating the affordability gap.

The Chart represents current housing resources available to assist qualifying populations in the City of Charleston:

DEVELOPER/ SITE NAME- Affordable Housing	ADDRESS	Units
The Rutledge	1300 Rutledge Ave	30
The Grove at Johns Island (Apt)	1729 River Rd	70
PASTORS	195 Romney St	3
Morrison Yard	838 Morrison Drive	19
Lowline Housing (NHE Inc.)	King Street	55
James Lewis, Jr. Apt (Flatiron Partners & Classic Development Co.)	91 Hanover Street	64
Gateway at Charleston	2280 Henry Tecklenburg Drive	69
Esau Jenkins Village	3611 Maybank Hwy	72
Humanities Foundation – Archer School	220 Nassau St	89
Addison Street	1 ½ Addison Street	5
CRC	89 Fisburne	4
84-88 Line Street	84 Line Street	6
PASTORS	60 Nassau Street	2
573 Meeting St	573 Meeting Street	70
569-571 King St	569 King Street	4
51 Poinsett	51 Pointsett Street	4
275 Huger St	275 Huger Street Bldg 1	77
CRC	1890 Ashley Rivers Rd	6

36 Cooper	36 Cooper Street	4
Shelter Centers in the City of Charleston		
One 80 Place	35 Walnut Street	79 Beds
Star Gospal Mission – Mens Shelter	474 Meeting Street	25 Beds
Domestic Violence/ Human Trafficking Centers		
I AM VOICES	118 Springhall Dr	Undisclosed
My Sister’s House	Undisclosed	Undisclosed
Doors to Freedom	1317 North Main Street	Undisclosed
Mental Health Stabilization Centers		
TriCounty Crisis Stabilization Center	2100 Charlie Hall Blvd	N/A
Charleston Center	3685 Rivers Ave	N/A
Department of Mental Health	2100 Charlie Hall Blvd	N/A
Transitional Housing/ Substance Use Recovery Centers		
Shield Ministries/ Fresh Start	5519 Woodbine Ave	53 Beds
Shalom Recovery	1615 Remount Rd	36 Beds
Bounce Back Incorporated	5611 Craig Rd	27 Beds
Second Chance Recovery	104 Berkeley Square Ln	30 Beds
Delancey Street Foundation	2510 N Hobson Ave	60 Beds
Changed Lives Ministry	470 Reid Hill Rd.	40 Beds
Dorchester County Community Outreach	821 Central Ave	23 Beds
Oxford House	2181 Wappoo Hall Rd	236 Beds
Magdalene House of Charleston	P.O. Box 1286 Ladson Rd	6 Beds
Lowcountry Veterans Home	1707 Mcleod Ave	16 Beds
Tenant-Based Rental Assistance		
Roper St. Francis, Ryan White Center	1481 Tobias Gadson Blvd	20
Palmetto Communtiy Care	3547 Meeting Street	16

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The following gaps within the current shelter and housing inventory as well as the service delivery system were identified:

- Low availability of units at affordable and Fair Market Rents across the region.

- Resistance and refusal by landlords to rent to homeless households and those who carry vouchers.
- Existing subsidy, including Emergency Housing Vouchers -EHV's and other vouchers, are not easily utilized due to lack of units and landlord acceptance.
- Case management and support for homeless persons in appropriate centers, shelters and transitional housing to assist with finding sustainable housing is lacking.

Also, the City's only shelter facility, One80 Place, has a stock of 79 available beds. During the recent pandemic the shelter was closed and currently only accepting people with proof of COVID vaccination shots.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of "other populations" as established in the HOME-ARP Notice:

Per HUD's Technical Assistance Recommendations, Housing and Services' Planning for Reducing Homelessness for the Low Country, the City of Charleston as well as seven neighboring counties representing the Continuum of Care, provided an estimate of needing \$9,941,000.00 of Tenant-Based Rental Assistance and 2,213 units to shelter the 2,063 persons needing permanent affordable housing to help elevate the gap within the current shelter and housing inventory. If the City was to include "other populations" as established in the HOME-ARP Notice, the total annual homeless need will be much greater than the estimates reported by HUD's TA report.

	Beaufort	Berkeley	Charleston	Colleton	Dorchester	Hampton	Jasper**	Total
TBRA \$	\$753,190	\$3,817,323	\$9,941,602	\$186,340	\$3,726,622	\$92,377	\$136,068	\$18,653,522
Units	179	850	2213	80	829	39	45	4235

Identify priority needs for qualifying populations:

The greatest need for the prescribed population is low-income housing (households making 30% or less of AMI). The City of Charleston outreach efforts alone encountered 345 individuals experiencing homelessness over the last 12 months in 2022. Lifting the moratorium on evictions has only made the situation worse for thousands of people who have struggled through the pandemic. The City is also aware that there is a need for wrap-around or supportive services for those persons who are unsheltered and transitioning from homelessness.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

In addition to feedback received through consultation sessions, a number of data sources and community plans were used to determine the need and system gaps for HOME-ARP qualifying populations. The following plans and data sources were consulted:

- The State of the Nation’s Housing 2021 Report – Joint Center for Housing Studies of Harvard University
- HUD Technical Assistance Data 2022
- HUD 2020 & 2021 CoC Homeless Populations and Subpopulations Report (PIT) Counts
- HUD 2020 & 2021 CoC Housing Inventory Count (HIC) Report
- Comprehensive Housing Affordability Strategy (CHAS) Data – Summary Level: County as well as MCD Level
- City of Charleston Police Department Annual Report 2020
- US State Interagency Council on Homelessness and Affordable Housing
- Housing for a Fairer Charleston
- National Coalition Against Domestic Violence. (2021). Domestic Violence in South Carolina
- 2021 City of Charleston Comprehensive Plan
- 2020 City of Charleston HUD Consolidated Plan

Currently, Charleston has three local housing authorities: Charleston County Housing and Redevelopment Authority (CCHRA), Housing Authority of the City of Charleston, and North Charleston Housing Authority. The Authorities have “wait lists” exceeding two years. Due to the lack of affordable housing, several applicants are on all three wait lists. Compared to the population at large, the need for those receiving or requiring housing assistance are more pronounced and dire because of the lack of available housing units and financial resources.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City’s Procurement Division issued a Request for Proposals (RFP), November 10, 2022 for a qualified developer that will utilize creative designs to maximize the potential number of affordable rental apartments on the Cunningham Avenue site, including the maximum number of housing units at the 30% AMI level. The City held a pre-proposal meeting December 13, 2022,

for interested development organizations. A review committee comprised of City staff and elected officials will review and score submitted proposals based on an evaluation criteria. Once projects are evaluated, City staff will hold public meetings with CD Committee of City Council and City Council to discuss the selected bidder.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The City's HOME-ARP administrative funds were not provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0.0		
Acquisition and Development of Non-Congregate Shelters	\$ 0.0		
Tenant Based Rental Assistance (TBRA)	\$ 0.0		
Development of Affordable Rental Housing	\$ 1,877,000.00		
Non-Profit Operating	\$ 50,676.00	.03 %	5%
Non-Profit Capacity Building	\$ 0.0	# %	5%
Administration and Planning	\$ 50,000.00	.03 %	15%
Total HOME ARP Allocation	\$ 1,977,676.00		

Additional narrative, if applicable:

Funds will be provided primarily for the construction of affordable rental housing, non-profit operating activities in addition to administrative and planning costs associated with managing HOME-ARP funds. The City will administer eligible activities. The nonprofit partner will be selected by staff based on experience working with unsheltered, very low and low income families in the community. However, the City will not manage the rental properties once constructed. The City will execute a development agreement with the selected Vendor. The development agreement will describe in detail the number of rental apartments constructed, the breakdown of apartments allocated to each income population and the term of affordability. The Development Agreement will also advise to the maintenance of the units and the management company that will oversee the long term care of the property. Once the Development Agreement is complete, the selected

vendor will also enter into a ground lease agreement, which will further illustrate the long-term use of the property and the anticipated timeline for returning the property and the improvements to the City of Charleston. The City of Charleston has entered into three ground lease agreements to date. The average terms are fifty years.

The City in concert with the Mayors' Commission on Homelessness and Affordable Housing is constructing the Hope Center. A local architectural firm is providing design services at no cost. The Hope Center is a one-stop center to connect the unsheltered and vulnerable populations with a network of service providers and case workers that will support individuals and families with every service they need to emerge from their housing crisis. Hope Center services will include assistance with securing housing, case management, job information and placement, physical and mental health services, legal services, budget and financial counseling. Additionally, clients that are unsheltered will have access to showers, laundry services and a warm meal.

The funding for the construction of the Hope Center is derived from private donations secured through a capital campaign. The City will manage the center and has hired a Resource Center Director that will take responsibility for overseeing day-to-day operations at the site through collaborations with key partners.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The City's allocation plan addresses the most significant finding of the gap analysis:

- Permanent supportive housing development which addresses the lack of permanent supportive housing for homeless and extremely low-income families and individuals with a complicated rental history.
- The plan also contributes to a solution for extremely high levels of housing cost-burden amongst 0-30% median income households.

The Cunnington Affordable Housing Development is a key component of the City's effort to provide housing that is affordable in the City of Charleston's target neighborhood. The lack of affordably priced housing in the City has an adverse impact on our local economy, which effects the employment sectors and the livability of the community. The City of Charleston has also supported an additional 529 homes through the 2017 General Obligation Bond. These homes are dedicated to persons earning sixty (60%) and below the Area Median Income.

Since the City is facilitating the construction of the rental affordable housing units on Cunnington property and due to its proximity to the Peninsula the City of Charleston began instituting flood management water mitigation strategies, as well as, implementing other environmental strategies to ensure the site is developable and ready for the selected Vendor to begin the permitting process.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City of Charleston is anticipating a minimum of 90 units of permanent affordable housing will be created as a result of the ARPA investment. An estimate of 450 individuals or households will receive supportive services that result in the QP securing and sustaining themselves in affordable rental housing. It is also important to note, QP's will be applying Housing Choice Vouchers from local Housing Authorities to cover the Tenant-Based Rental Assistance for these units.

The funding the City has allocated to the construction of the rental housing will not be adequate to fund the construction of the ninety (90) units. Therefore the City is estimating 10 of the 90 units will be developed with the HOME-ARP direct funding. In addition to the HOME-ARP funds, the City will financially support the development and depend on the selected Vendor to secure federal, state and local funding to complete the development.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

Given the challenges of creating affordable housing on the Peninsula – most notably the acquisition of land – the Cunnington Avenue Affordable Housing Development will produce a minimum of 90 rental housing units to address the City's priority needs. These units will provide housing for families and individuals at varied income levels to ensure a diversity of housing opportunities are available in the community.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Other than the City's goal to reach a person or a household with income limits of 30% AMI to 80% AMI, the HCD Department is not extending any preferences to any specific QP. Emphasis is being placed on housing for those earning below sixty (60%) AMI.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and

families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable. The City of Charleston will not provide preferences to any specific QP.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Not applicable. The City of Charleston will not provide preferences to any specific QP.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

Not applicable. The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

As previously indicated, the City of Charleston has aided in facilitating a number of in-fill and multi-family development opportunities. The property on Cunningham will be constructed as a new development. The Ground Lease Agreement executed between the City of Charleston and the selected vendor will detail expectations related to maintenance and up keep of the units. Further, once constructed, the rental units will be inspected annually and the property manager/owner is required to submit an annual report illustrating the demographics of the population living in the apartments. This will ensure that persons at very low and low incomes are provided fair and equitable housing opportunities. These requirements are also detailed in

the Ground Lease and Development Agreements. Upon expiration of the Ground Lease, both the land and the improvements are returned to the City of Charleston.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

The Cunningham Avenue Affordable Housing Development is a new investment the City is developing to create additional affordable units for QP.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

The affordability period will likely be into perpetuity with the initial affordability period being 50-60 years. Charleston City Council has entered into long-term ground lease agreements to ensure housing is affordable beyond the traditional affordability period.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

Not Applicable

- ***Other requirements in the PJ's guidelines, if applicable:***

Not Applicable

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): <input type="text"/> * Other (Specify): <input type="text"/>
---	---	--

* 3. Date Received: 09/20/2021	4. Applicant Identifier: <input type="text"/>
--	---

5a. Federal Entity Identifier: N/A	5b. Federal Award Identifier: M21-MP450201
--	--

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: N/A
--	---

8. APPLICANT INFORMATION:

*** a. Legal Name:** The City of Charleston

* b. Employer/Taxpayer Identification Number (EIN/TIN): 57-6000226	* c. UEI: DFAMMXJFS5E3
--	----------------------------------

d. Address:

*** Street1:** 75 Calhoun Street
Street2: Suite 3200
*** City:** Charleston
County/Parish:
*** State:** SC: South Carolina
Province:
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 29401-1100

e. Organizational Unit:

Department Name: Dept. Housing & Community Dev	Division Name: Housing
--	----------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *** First Name:** Geona
Middle Name: Shaw
*** Last Name:** Johnson
Suffix:

Title: Director of Housing and Community Development

Organizational Affiliation:
Municipality

* Telephone Number: 843-724-3768	Fax Number: 843-965-4180
---	---------------------------------

*** Email:** johnsong@charleston-sc.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME-ARP

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME-ARP funds will be utilized for land acquisition to produce a multi-family residential dwelling that will encompass 90 affordable units on site for households with 80% AMI or below.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant : 46

* b. Program/Project : 46

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 09/20/2021

* b. End Date: 09/30/2030

18. Estimated Funding (\$):

* a. Federal	1,977,676.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,977,676.00

*** 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

Add Attachment

Delete Attachment

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 218, 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: Honorable * First Name: John

Middle Name: J.


* Last Name: Tecklenburg

Suffix:

* Title: Mayor

* Telephone Number: 843-577-6970 Fax Number: 843-720-3827

* Email: johnsong@charleston-sc.gov

* Signature of Authorized Representative: 

* Date Signed: 12/22/21

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.



PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
	12/22/2021

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified



As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205)

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.)
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
	12/22/2021

HOME-ARP CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

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 and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

12/22/2021
Date

Mayor
Title

The Post and Courier

148 Williman Street - Charleston, SC 29403

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**City of Charleston
Department of Housing**

**and
Community
Development
2021-2022
Annual Action Plan
Amendment
PUBLIC NOTICE
October 5, 2021**

Following submission of the City of Charleston's 2021-2022 Annual Action Plan, the U.S. Department of Housing and Urban Development awarded the City of Charleston \$1,977,674 HOME Investment Partnerships - American Rescue Plan (HOME-ARP) funding. The funding has a number of uses to include acquisition, construction, and rehabilitation including reconstruction as defined in 24 CFR 92.2 of affordable rental housing for qualifying and low income households. The City of Charleston would like to utilize the funding for the acquisition of land for the development and construction of permanently affordable rental housing. The use of these funds is being developed in compliance with the Consolidated Plan to give maximum feasible priority to activities that benefit the most vulnerable populations. Pursuant to regulations published by HUD regarding the use of HOME-ARP Program funds and in accordance with the City of Charleston's Citizens Participation Plan and local Community Development objectives, the City will be holding a City Council meeting Tuesday, October 12, 2021 & Tuesday, October 26, 2021 to receive public comment. Additionally, a conference call shall occur, Thursday, October 21, 2021 from 5:00 pm to 6:00 pm to receive additional comments. The conference call information is as follows: 1.800.747.5150. Access Code: 724.7353. Anyone interested in providing written comments may forward them to Geona Shaw Johnson, Director, Department of Housing and Community Development, 75 Calhoun Street, Suite 3200 City of Charleston, South Carolina 29401 or johnsong@charleston-sc.gov. Comments will be received until October 26, 2021.

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