



# **PY2022 Consolidated Annual Performance and Evaluation Report (CAPER)**

**DRAFT**

Berkeley County  
P. O. Box 6122  
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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Berkeley County is a new entitlement community that was allocated CDBG funds for the first time by the U.S. Department of Housing and Urban Development (HUD) in PY 2021. In PY 2022, the County was also awarded annual HOME funds for the first time. These funds help the County address the housing and community development objectives outlined by HUD, which include, but are not limited to: affirmatively furthering fair housing, affordable housing development and preservation, public improvements, and vital services for special needs and low- to moderate-income (LMI) populations.

This PY 2022 Consolidated Annual Performance and Evaluation Report (CAPER) reports on the second year of the County's 5-Year 2021-2025 Consolidated Plan which includes the County's overall Strategic Plan for the time period. In PY 2022, the County continued to work on public improvement projects such as the Miracle League Field project in Moncks Corner which will provide access and opportunities for disabled adults in the community. There are also several other projects underway such as improvements to neighborhood facilities like the Tri-Community Center in Cross and Renovation of the American Legion Hut in Saint Stephen.

HOME affordable housing activities have not started yet as the County has been working to set up its program. The County continues to develop its program policy and procedures and identify activities to achieve its affordable housing goals in the plan. In PY 2023 the County expects to begin implementing the HOME program.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Improve Access to Public Facilities	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	3520	35.20%	18900	3520	18.62%
2A Reduce Slum & Blight in Residential Areas	Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	15	0	0.00%			
3A Provide Supportive Services for Special Needs P	Non-Homeless Special Needs	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%			
3B Provide Vital Services for LMI Households	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	200	0	0.00%
3C Provide for Improvements to Owner-occupied Hous	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			
4A Affordable Owner-Occupied Housing Opportunities	Affordable Housing	HOME	Homeowner Housing Added	Household Housing Unit	8	0	0.00%	2	0	0.00%

4A Affordable Owner-Occupied Housing Opportunities	Affordable Housing	HOME	Homeowner Housing Rehabilitated	Household Housing Unit	40	0	0.00%	10	0	0.00%
4B Affordable Rental Housing Opportunities	Affordable Housing	HOME	Rental units constructed	Household Housing Unit	5	0	0.00%			
4B Affordable Rental Housing Opportunities	Affordable Housing	HOME	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

PY 2022 is the second program year of the 2021-2025 Consolidated Plan, and the County has identified the following as priority needs for the community: Expand & Improve Public Facilities, Reduce Slum & Blight in Residential Areas, Public Services & Quality of Life Improvements and Affordable Housing Development and Preservation. CDBG funded activities must address one of these needs as well as primarily benefit LMI persons or special needs populations.

In PY 2022, the County worked to address the needs of the community through public facility improvements. These funded activities were developed through the community’s desire to see impacts made towards the identified priority needs in the Consolidated Plan. The use of CDBG funds for PY 2022 is outlined below:

Public Facility and Infrastructure Improvements: \$399,828.14 (84%)

Administration of the CDBG Program: \$76,392.66 (16%)

Total CDBG in PY 2022: \$476,220.80

## **PY 2022 PR-23 and CR-05 Goals and Outcomes Table Comparison**

### 1A Improve Access to Public Facilities

Development of the Miracle League Field improvements (03F) in the Town of Monks Corner was completed, and this activity has a benefit for 3,520 LMI persons with a disability.

### 2A Reduce Slum & Blight in Residential Areas

There were no outcomes for this goal in PY 2022 as the County focused on public facilities.

### 3A Provide Supportive Services for Special Needs

There were no outcomes for this goal in PY 2022 as the County focused on public facilities.

### 3B Provide Vital Services for LMI Households

The County amended its PY 2022 AAP near the end of the program year to include a public services. Helping Hands of Goose Creek has a goal to provide a food pantry services to 200 eligible LMI persons experiencing life crisis situations. This activity is currently underway and will be reported in future CAPER reports.

### 3C Provide for Improvements to Owner-occupied Housing

There were no outcomes for this goal in PY 2022 as this goal is associated with the new HOME program which the County is still setting up.

### 4A Affordable Owner-Occupied Housing Opportunities

The County had a goal to add two housing units and rehabilitate 10 units PY 2022. Unfortunately this goal has not been achieved yet. This goal is

associated with the new HOME program which the County is still setting up.

4B Affordable Rental Housing Opportunities:

There were no outcomes for this goal in PY 2022. This goal is associated with the new HOME program which the County is still setting up.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).  
91.520(a)

	CDBG	HOME
White	2,109	0
Black or African American	1,231	0
Asian	30	0
American Indian or American Native	14	0
Native Hawaiian or Other Pacific Islander	10	0
<b>Total</b>	<b>3,394</b>	<b>0</b>
Hispanic	97	0
Not Hispanic	3,423	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

**DATA NOTE:** The table above does not include a category for people that identify as “other multi-racial” nor does it include a category for activities that have a “low/mod area-wide benefit” which are often times associated with public facility or infrastructure improvements. Due to this, the racial or ethnic data in the above table does not necessarily match the numbers of people groups actually served by the CDBG program.

According to the most recent 2017-2021 American Community Survey 5-Year Estimates (DP-05), the population in Berkeley County was 224,806, 65.1% of which were white, followed by 23.5% black and 2.3% Asian. “Some other” race made up 3.2% and “Two or more” races made up 5.4% of the population. Persons who identified ethnically as Hispanic made up 7.1% of the County population. CDBG funds primarily target low- to moderate-income individuals and households, however the County will record and track how it’s funds are invested into minority groups when feasible.

CDBG: The table above reports 3,394 persons reported by race; however the actual total was 3,520 persons as the IDIS reporting system does not have a category for “other multiple races”, and this group had 126 persons. Of the total persons assisted with CDBG, an estimated 59.9% were white, 35.0% were black or African American and all other minority races were less than 1% each. Persons identifying as “other or multiple races” were a combined 3.6%. Persons who identified ethnically as Hispanic were 2.8% of all persons assisted with CDBG. In comparison to the general population CDBG adequately benefitted black or African Americans, however there is a need to identify more Asian and Hispanic beneficiaries.

HOME: This was the first year the County received HOME funds, and the program has not recorded any accomplishments yet. The County plans to increase the affordable housing stock through homeowner housing added and housing rehab activities and these will be reported in future CAPER reports.



## ***Housing Needs Assessment***

The Needs Assessment in the County's Consolidated Plan assesses if any racial and ethnic groups by income category have a disproportionate need in the area with regards to housing problems, severe housing problems and cost burden. Households with housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as overcrowding (more than one person per room) and cost burden (spending 30% or more of income on housing per month). Households with severe housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as severely overcrowded homes (more than 1.5 person per room) and severe cost burden (spending 50% or more of income on housing per month).

NA-15: According to the Needs Assessment, for regular housing problems, Hispanic households experience housing problems at a disproportionate rate in more than one income group. American Indian households at the 30-50% AMI income level experience housing problems at a disproportionate rate, and Asian households at the 50-80% AMI income level also experience housing problems at a disproportionate rate.

NA-20: For severe housing problems, Hispanic households are again disproportionately affected by housing problems across several income categories. Asian households and American Indian households at the 30-50% AMI income level have severe housing problems at a disproportionate rate.

NA-25: For housing cost burden, American Indian households and Hispanic households are disproportionately affected and more likely to have housing cost burden.

The County has identified the need to address housing problems for Hispanic, Native American and Asian households through the Needs Assessment in the Consolidated Plan and is taking this into consideration as it begins its HOME program for affordable housing development in the area. It should be noted however that the number of Native American and Asian households is small.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,226,054	476,221
HOME	public - federal	516,868	0

**Table 3 - Resources Made Available**

### Narrative

The table above shows the total resources made available to the County from HUD in PY 2022. These sources of funds were from the CDBG and HOME program.

In PY 2022, \$1,226,054 was made available in CDBG funds from the annual allocation. According to the PR-07, in PY 2022 the County expended \$476,221. While the County has unexpended funds, these funds have already been programmed towards public services, public facilities and admin of the program. These funds will remain programmed towards these activities and will be expended in the future.

PY 2022 expenditures were as follows:

#12 Tri-Community Center (03E): \$32,000.00

#13 Miracle League Field (03F): \$136,218.82

#23 Renovation of American Legion Hut (03E): \$92,134.70

#24 Changed Lives Ministry (03P): \$139,474.62

#25 CDBG Administration (21A): \$122,926.34

PY 2022 was the first year the County was awarded HOME funds. There were no HOME funds expended in the program year as the County worked to set-up the program. The County is developing its program policy and procedures, and is working to identify activities that will achieve its affordable housing goals.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	100	100	Countywide based on priority needs.

**Table 4 – Identify the geographic distribution and location of investments**

## **Narrative**

Berkley County implements its projects countywide based on its priority needs and income of beneficiaries. Attention has been directed to low- and moderate-income households and the special needs population. Public facility improvements are targeted towards low/mod areas where 51% or more of the population is considered LMI.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Berkeley County is continually working to expand resources that will help to address the needs of the community. The use of federal CDBG funds is crucial in helping to leverage additional funds. Activities that are funded with CDBG also have additional funding for the projects.

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 development and infrastructure improvements throughout the County.

### *Publicly owned land or property located used to address the needs identified in the plan*

The various Berkeley County Libraries provide a space for community participation with the County when meeting with the public on CDBG programming. While the County doesn't own the public facilities being funded for improvements in PY 2022, the Miracle League Ball Field is owned by the Town of Monks Corner and the American Legion Hut is owned by the Town of St Stephen.

**HOME Match:** All HOME Participating Jurisdictions, including Berkeley County, must contribute or match no less than 25% for each dollar of HOME funds spent on affordable housing. As a PJ draws funds for HOME, they incur a match liability, which must be satisfied by the end of each federal fiscal year. In PY 2022, the County's HOME Match liability was \$0 as there were no HOME funds spent. The PR-33 HOME Matching Liability Report has confirmed this with a \$0 match liability amount for the program year.

**HOME WBE/MBE:** There were no contracts made to minority or women-owned businesses in PY 2022.

**HOME Program Income:** No HOME program funds were expended and no HOME program income funds were generated or spent in PY 2022.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at begin-ning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	12	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>12</b>	<b>0</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>12</b>	<b>0</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

In PY 2022, Berkeley County did not provide funding directly for the development of new affordable housing or housing rehabilitation activities. HOME funds were awarded for the first time in the program year and the County is still working on setting up the program and identifying activities and eligible households to be assisted.

**Discuss how these outcomes will impact future annual action plans.**

The County will continue to address affordable housing development and preservation as it's been identified as a priority by the County and its residents. HOME funds were awarded for the first time to the County in PY 2022, and as a result the County's Consolidated Plan was Substantially Amended to include the HOME grant and affordable housing goals for both homeowners and renters in the areas of new housing development and housing rehab. Future Annual Action Plans will reflect the changes made in the Substantial Amendment to the Consolidated Plan.



**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

In PY 2022, Berkeley County did not complete any new affordable housing developments or rehabilitate existing housing units, therefore there were no households reported. The County’s plan includes HOME funds that have been programmed towards homeowner housing construction and owner-occupied housing rehab. The County anticipates reporting these activity accomplishments in upcoming CAPER reports.

*Worst Case Needs*

Worst case needs are extremely low-income households that are at imminent risk of homelessness and are in need of affordable housing or emergency assistance. At this time the County hasn’t assisted any extremely low-income households with HOME funds yet as its program has just started. In the future, the County will seek to help those with worst case needs.

The County also did not specifically report any persons with a disability in affordable housing programs. In the future, when funds become available to assist residents with affordable housing programs, if a household with a disability is identified for assistance, the County will make all necessary accommodations within reason to meet the needs of the household.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The County is a member of the Lowcountry Continuum of Care, the local Continuum of Care (COC). The City of Charleston is the largest population center in the area and borders Berkeley County. While the homeless population is relatively high within Charleston, Berkeley County only reported 26 homeless persons in the 2020 Point-in-Time Count. This is in part due to the challenges of reporting homelessness in rural areas, as much of Berkeley County is unincorporated and rural. County numbers have not been updated since the 2020 Point in Time Count, but it is expected that the actual rates of homelessness in the County are much higher. The County relies on service providers and nonprofits to identify individuals experiencing homelessness in the County and connect them with appropriate services.

Lowcountry Continuum of Care uses the Homeless Management Information System (HMIS) to track 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 make homelessness rare, brief, and nonrecurring.

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

As reported by the Lowcountry Continuum of Care in HUD's 2022 COC Homeless Assistance Programs Housing Inventory Count Report, the CoC's network offers more than 230 emergency shelter beds for homeless persons in the region. None of these are physically located in Berkeley County, however One80 Place, My Sister's House, and the Formation Project offer their shelter services to Berkeley County residents experiencing homelessness or fleeing domestic violence or human trafficking.

The County has worked to identify partners that can address the emergency and transitional housing needs of individuals experiencing homeless in the County. In PY 2022 the County allocated CDBG funding to Changed Lives Ministry for facility improvements. This organization provides a transitional rehabilitation program to men and women struggling with addiction. The facility improvements are currently underway, and the accomplishments will be reported in the next CAPER when the project is complete.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after**

**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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The County recognizes 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. The County relies on the network of experienced service providers in the Tri-County area to address the needs of these individuals and families. These providers include Florence Crittenton, Family Promise, One80Place, Charleston Trident Urban League, Origin, Palmetto Community Action Partnership, and Changed Lives Ministries.

**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 Continuum of Care 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.

In PY 2021 and 2022, the County awarded funding to Habitat for Humanity to purchase and prepare land for the development of affordable housing. The projects are currently underway, and when they are complete with constructed homes, 10 affordable housing units will be provided to low-income individuals and families in Berkeley County. Additionally, when the County begins its HOME program, additional permanent, affordable housing units will be made available in the County.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The local housing authority operating in Berkeley County is the South Carolina Regional Housing Authority No. 3 (SCRHA3). SCRHA3 creates stable housing for LMI families in the region. The mission of the SC Regional Housing Authority No. 3 is to provide all the necessary tools for a family to obtain and maintain affordable housing and home ownership in a safe, sanitary, and decent manner. In carrying out this mission, SCRHA3 creates partnerships with various community resources to ensure a complete needs fulfillment for families with the purpose of assisting them in the opportunity of becoming self-sufficient. It promotes housing stability by providing all the necessary tools available to help them maintain this stability. Two of the main strategies involved are helping residents find suitable employment and lifestyle skill development. 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 taken to encourage public housing residents to become more involved in management and participate in homeownership**

SCRHA3 offers supportive services that help to increase residents' involvement with activities within the 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.

**Family Self-Sufficiency (FSS):** Family Self Sufficiency (FSS) is a HUD program that allows residents of HCV and public housing to build financial assets as the household increases earned income from wages. Participation generally lasts five (5) years, during which participants identify educational, professional and personal goals. As a part of the FSS program, participants work with the HCV department staff to develop a plan that outlines specific activities needed to achieve their economic self-sufficiency goals. Throughout the program, the staff monitors participants' progress and helps them move toward self-sufficiency.

**The Lease Purchase Program:** Through this program, a select number of houses where a potential homebuyer can move in to while they are working to become mortgage ready. During the rental period,

the homebuyer must actively participate in housing counseling and will pay rent based upon their income. Once the potential homeowner becomes mortgage ready, they will begin the process to purchase the home. An amount of \$50 from each month's rent is set aside for the potential homebuyer to use for down payment and closing cost assistance for the purchase of that home. SCRHA3 partners with Southeastern Housing and Community Development's Financial Resource Center to provide this program.

### **Actions taken to provide assistance to troubled PHAs**

SCRHA3 is not designated as troubled.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

Berkeley County has implemented several important public policies to address the housing needs of Berkeley County residents and demonstrate its commitment to expanding affordable housing in the community. The Analysis of Impediments completed in 2021 identified public policies that have and can continue to make positive impacts on the affordable housing market include:

- Incentives for Housing Preservation and Renovation – The County has enacted a Special Property Tax Assessment Ordinance for rehabilitating historic properties (Ordinance 19-04-08). This supports the county’s policy to protect existing communities and neighborhoods from physical deterioration.
- Sustainable Infrastructure Funding – The Transportation Sales Tax program was enacted to help support street infrastructure to accommodate new housing. This program can reduce the cost of constructing new housing.
- Progressive Planning Approach – The One Berkeley Comprehensive Plan incorporates scenario planning. This approach considers community desires and the impacts and trade-offs to provide more informed decision-making. County planning policies also support a range of residential lot sizes and diverse housing types that can result in a wider range of home values.
- Presence of Intergovernmental Cooperation – Many jurisdictions lack intergovernmental cooperation that can result in a disconnect between services and facilities. The county practices coordination planning with the Berkeley County School District to anticipate the need for additional school facilities.
- Encourage Housing Density – The 2018 Comprehensive Plan Update encourages clustering of residential lots through a density bonus approach, and low-density development supports diverse housing choices. New residential development planning policies also emphasizes linkages to public transportation that will enable better access to employment opportunities.
- Availability of an Affordable Housing Financing Mechanism - The Lowcountry Housing Trust (LHT) finances the production of affordable housing. Today, financing offered by LHT includes development loans for affordable housing, including land acquisition, predevelopment, infrastructure, construction, and mini-perm loans. The county also promotes other housing partnerships and home buyer education programs.
- Commitment to Reducing Regulatory Barriers – The County Council and Planning Commission are working to identify and reduce regulatory barriers to affordable housing.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The Analysis of Impediments identified affordable-housing related impediments for the County. The

County addressed affordable housing in PY2022 by providing funding to Habitat for Humanity to create infrastructure for affordable housing. When Habitat for Humanity completes the construction of the houses on the property, 10 LMI households become homeowners.

Expanding and Improving Facilities was identified as a priority need in the 2021 Consolidated Plan. In PY2022, The County provided CDBG funds to the Miracle League Field, Tri-Community Center, and the American Legion Hut. The Miracle League Field is being constructed to provide opportunities for adults and children with disabilities to play baseball. Construction of special facilities will meet the needs of the disabled individuals participating in the recreation. Tri-Community Center and American Legion Hut are neighborhood facilities that offer multiple programs for LMI communities.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The County did not undertake any housing activities in PY 2022 that required the mitigation of lead-based paint hazards. When the County does undertake housing activities, it will follow all regulations as required by HUD and the Residential Lead-Based Paint Hazard Reduction Act of 1992. A certified inspection of a structure 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. The County makes HUD Lead Hazard Information pamphlets available to all citizens, upon request.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In PY2022, the County funded the Tri-County Community Center. The Center is located in an LMI area and provides services to the community such as food giveaways and health events. The project is currently underway. Additionally, the County allocated 2022 CDBG funding for public services at Helping Hands of Goose Creek. Helping Hands of Goose Creek is an emergency assistance center and food pantry serving poverty-level individuals and families who are experiencing a life crisis situation.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Berkeley County continues to work with organizations that address the various needs of the citizens of the County. Each funded organization is provided an overview of the CDBG program, and the County monitors and provides assistance as needed throughout the program year. The County also works with the South Carolina Regional Housing Authority No. 3 (PHA) and Lowcountry Continuum of Care (COC) in planning to meet the needs of its citizens.

In PY 2022, the County took the following actions to further develop and enhance institutional structure: Participated in HUD webinars to enhance knowledge of the CDBG program and cross-cutting requirements; Worked with sub-recipient organizations to train their staff on the CDBG administrative requirements as needed; and developed relationships with neighboring jurisdictions and non-profit

organizations that carry out community development programs.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Berkeley County continues to coordinate with the South Carolina Regional Housing Authority No. 3 to meet the needs of citizens in publicly assisted housing in the County. In PY 2022, the County received HOME funding for the first time. The County spent the program year developing the program and will work closely with private housing agencies to develop affordable housing and rehabilitate owner-occupied homes of low-income households.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In March 2021, the County completed an Analysis of Impediments. Since the completion of the analysis, the County has taken the following action:

- The Berkeley County website has basic information, the local hotline, and links to related local, state, and federal sources of information on fair housing. The Joint Analysis of Impediments to Fair Housing Choice is also available on the website.
- CDBG funds were provided to Habitat for Humanity to create infrastructure for the development of affordable housing.



## **CR-40 - Monitoring 91.220 and 91.230**

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

Monitoring is used to evaluate regulatory performance in the administrative, financial and programmatic areas of CDBG funded activities.

Berkeley County's monitoring process involves continuous communication with the subrecipient, project manager and evaluation of financial records. Such a process involves frequent telephone/email contacts, written communications, analysis of reports and audits, and periodic meetings. County staff provide technical assistance as needed to any subrecipient or internal project manager.

Monitoring consists of both desktop and on-site reviews. On-site reviews include an in-depth review of project and client files. Each grant close-out requires an on-site monitoring review. Quarterly desktop monitoring includes a review of contractual commitments, financial documentation, determination of cost eligibility, drawdown rates, and outcome/performance measurement review. Through on-site and desktop monitoring, the monitor can determine whether the participant's performance meets program requirements and improve performance by providing guidance and making recommendations. The specific purposes of monitoring are to:

- Validate the accuracy of information presented by the applicant;
- Determine compliance for those activities where there is sufficient information to make eligibility and/or national objective determinations;
- Evaluate the reasonableness of judgments made for those activities that necessarily involve high levels of program participant judgment;
- Establish the subrecipient's ability to ensure that activities carried out meet compliance requirements;
- Verify the accuracy of the program participant's records; and,
- Identify apparent causes of any problem(s) and offer recommendations for corrective actions.

Due to the necessity of disbursing CDBG funds quickly, County staff frequently monitor each project for timely expenditure of funds. Subrecipients that are not spending their grant funds in a timely manner are strongly encouraged to make spending corrections or risk losing current and future funding through the County HUD funding. to determine the types of projects or applicants that may be more high risk and require additional monitoring in the coming year(s).

### **Comprehensive Planning Requirements**

The comprehensive planning requirements include the community planning and development process

of the 5-Year ConPlan, subsequent AAPs, and CAPERs as per 24 CFR 91 Subpart A, C & F. Citizen participation is a vital part of the consolidated plan process, and the County will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide staff to gather community input which is an essential component in identifying the priority housing and community development needs in the County.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the County develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CDBG funding annually. At the end of each AAP program year, the County will report on the accomplishments and performance of the program through the CAPER (performance report). Citizen participation is required in the development of each of these stages as per 24 CFR 91.105.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The purpose of the citizen participation process is to actively encourage citizens, particularly low- and moderate-income households, to participate in the planning of the Consolidated Plan, the Annual Action Plan (AAP), the development of the Consolidated Annual Performance Evaluation Report (CAPER) and any required submission of substantial amendments to those plans. Berkeley County works to ensure community stakeholders and County citizens have adequate opportunities to participate in this planning process.

**PUBLIC COMMENT PERIOD:** Citizens are invited to review and make comments on the draft 2022 CAPER. The draft CAPER will be available for (15) fifteen days beginning August 31, 2023, to September 14, 2023, and comments concerning the draft CAPER must be received by September 14, 2023. The draft CAPER will be available online at [www.berkeleycountysc.gov](http://www.berkeleycountysc.gov), or at the County's Grants Administration office, located at the Administrative Building, 1003 Highway 52, Moncks Corner, SC 29461. Written comments may be submitted to the County's Grants Specialist, at [lechele.brown@berkeleycountysc.gov](mailto:lechele.brown@berkeleycountysc.gov), or delivered to the Grants Administration office.

*A summary of comments will be included after the public comment period.*

**PUBLIC HEARING:** A public hearing will be held in the County Council Assembly Room in the Administrative Building, 1003 Highway 52, Moncks Corner, SC 29461 on September 13, 2023, from 2:00pm to 4:00pm to review and discuss the draft CAPER. For more information, call (843) 719-4766.

*A summary of comments will be included after the public hearing.*

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Berkeley County was a new entitlement community receiving CDBG funds for the first time in PY 2021. PY 2022 is the second year of the County's 2021-2025 Consolidated Plan and this CAPER reports on activities from July 1, 2022 to June 30, 2023.

The County was also notified by HUD on May 13, 2022 that it will receive HOME funds for the first time in PY 2022. To administer HOME funds the County made a Substantial Amendment to the ConPlan to include HOME as a resource. For the Substantial Amendment to the ConPlan, the County included a priority for Affordable Housing Development and Preservation and create two associated goals for low- to moderate-owner and renter households. Starting from PY 2022 the County will begin reporting HOME funds and affordable housing development and preservation activities.

CDBG priorities and goals remained unchanged. The County does not anticipate any changes to the priorities identified in the ConPlan, and there are no changes in the goals and objectives of the 5-Yr Strategic Plan that would result in the revision of its objectives for CDBG.

### ***CARES Act Funds***

As the County was awarded CDBG funds for the first time in PY 2021, there were no CARES Act funds awarded to the County. Federal CARES Act funds were appropriated in 2020 to assist LMI communities prevent, prepare for, and respond to the COVID-19 pandemic. While the County did not receive these funds, it will still continue to monitor the needs of citizens as it relates to the pandemic.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

*Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.*

As the County has recently been funded with HOME, the County does not have any HOME funded rental development units within the affordability period. Currently there are no HOME activities requiring long-term monitoring. Furthermore, the County will be focusing efforts on homeowner housing rehab.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The County will promote housing programs to all eligible households and affirmatively furthers fair housing to assure compliance with 24 CFR 92.351. In PY 2022, there were no HOME contracts of affordable housing activities however when there are housing projects that meet the requirements for affirmative marketing, the County will take the steps to ensure compliance. The purpose affirmative marketing is to communicate to the general public that the County's housing development programs are administered with equal opportunity and are nondiscriminatory.

**HOME WBE/MBE:** There were no contracts made to minority or women-owned businesses in PY 2022.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

No HOME program income funds were received or expended in PY 2022.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Berkeley County was awarded HOME funds for the first time in PY 2022. The County anticipates it will utilize HOME funds to complete homeowner rehabilitations for LMI households.

With CDBG funds, the County has funded activities such as infrastructure improvements that have an overall purpose to aid in the development of the affordable housing stock. This includes development of streets and waterlines that will provide infrastructure for the development of affordable housing developed by County partners such as Habitat for Humanity.

## CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME
Total Number of Activities	1	0
Total Labor Hours	0	0
Total Section 3 Worker Hours	0	0
Total Targeted Section 3 Worker Hours	0	0

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0
Direct, on-the job training (including apprenticeships).	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0
Held one or more job fairs.	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0
Assisted residents with finding child care.	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0
Provided or connected residents with training on computer use or online technologies.	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0
Other.	0	0

**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

On October 29, 2020 HUD made effective the Final Rule, which set new benchmarks for Section 3 under 24 CFR 75. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of the Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to tracking the total labor hours worked.

As applicable to Berkeley County, the benchmark for Section 3 workers is set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers is set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project.

Section 3 Projects cover housing rehab/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance which exceed a threshold of \$200,000. A \$100,000 project threshold applies to grants under HUD's Lead Hazard Control and Healthy Homes programs. In PY 2022, the County has not reported any activities and therefore labor hours for Section 3, however there are upcoming development projects that are subject to this requirement.

In PY 2022 there was one activity that met the Section 3 reporting threshold, which is activity #13 Miracle League Field. This activity has not met the S3 Worker Hours (25%) or Targeted S3 Workers (5%) benchmark, but the County is actively working to identify and secure bids from Section 3 business concerns. When this activity has been completed, more details on Section 3 will be included to the Section 3 report.