



Executive Summary

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

1. Introduction

The City of Spartanburg's Neighborhood Services Division is the lead agency responsible for preparing the Consolidated Plan. Spartanburg administers Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding from the US Department of Housing and Urban Development (HUD). The Neighborhood Services Department is the housing redevelopment arm of the City of Spartanburg. Its mission is to stop blight in underserved and neglected neighborhoods and to bring housing redevelopment efforts that will ultimately bring back new investments. This is done in a variety of ways that include partnerships with public and private funders, both federal and local, as well as partnerships with corporations, non-profits, and public institutions. The most important partnership however is always with the community and its leaders.

According to HUD "the Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the four CPD formula block grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), the Emergency Solutions Grant (ESG) program, and the Housing Opportunities for Persons with AIDS (HOPWA) program." Currently, Spartanburg only receives and administers CDBG & HOME funding.

For information on specific targeted areas please refer to the Strategic Plan section SP10. Section SP - 25 Priority Needs describes the highest needs of the community as determined by Spartanburg city staff, its municipal partners and community stake holders. For more details on the annual objectives and goals, please refer to the Action Plan section AP-20 Annual Goals and Objectives.

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

Spartanburg has experienced a population decline over the last twelve years. According to the most recent American Community Survey estimates, the 2012 the population was 39,733. That represents a 6% population decline since the year 2000.

Like many South Carolina communities, affordability is by far the largest housing problem in Spartanburg. The most recent Census estimates show 54% of renters and 32.9% of homeowners as paying more than 30% of their income on housing costs (2012 ACS). In total, 5,254 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

There are 300 units of substandard housing in the City - defined as either lacking complete plumbing or complete kitchen facilities. Of the 300 substandard units, 49 housing units lacked complete plumbing facilities and 251 lacked complete kitchen facilities. While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having over 300 households living without adequate basic facilities is a problem that needs addressing.

The results of Consolidated Planning process, including needs assessments and analysis, yielded the following priorities and objectives for the 5-Year Strategic Plan:

Priorities:

- Removal of Slum and Blight
- Affordable Housing Development for Ownership Opportunities
- Owner Occupied Housing Rehabilitation
- Infrastructure Expansion and Improvement

- Code Enforcement and Rental Rehabilitation
- Construction and Expansion of Community Facilities
- Financial Literacy Training
- First Time Homebuyer Education
- Workforce Development and Training
- Promotion of Fair Housing

Objectives:

3. Evaluation of past performance

As part of the Consolidated Plan process Spartanburg city staff members, service providers and stake holders have completed an extensive review of existing services, programs and projects. Furthermore, the City utilized the Consolidated Plan as an opportunity to undergo a complete departmental review and needs assessment of the Neighborhood Services Division in an effort to streamline processes, update policies and procedures, and increase the general level of programmatic efficiency across the board.

Each previously funded activity was reviewed and compared to current trends and needs as born out by the Consolidated Planning process. To that end and as the following Consolidated Plan will lay-out, the highest priority needs continue to be the removal of slum & blight, development of new affordable housing units, the maintenance and rehabilitation of existing affordable housing units and improving and expanding public infrastructure. The City of Spartanburg will initiate a new owner occupied housing rehabilitation program initially in the Northside Community then will eventually expand the program to serve citywide. Additionally, the City and its partners will again set-aside funding for public facilities and infrastructure improvements, mostly in underserved communities, which will help to foster safe and decent living environments for the residents of Spartanburg. Unfortunately, homelessness remains an issue throughout the City. Therefore, the City will provide funding, when available, to homeless service providers for the expansion of facilities and services to better provide for the needs of the homeless population in the community.

4. Summary of citizen participation process and consultation process

Citizen participation includes actively encouraging citizens, particularly the low and moderate income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plans, the submission of substantial amendments and the development of the Consolidated Annual Performance Evaluation Report (CAPER). The City of Spartanburg is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of the City's CDBG and HOME programs, the Neighborhood Services Division acts as a hub for community development in the area. Open lines of communication are maintained between the City and the area's many non-profit and social service agencies.

Two public hearings were held to gain community input and to educate the public on the consolidated planning process.

Needs Assessment Meeting - February 27, 2014

City Council Meeting - April 14, 2014

An online survey, which received 92 respondents, was conducted to gain more in-depth input from the community on needs and priority areas.

5. Summary of public comments

A full summary of the public comments and survey responses can be found in the Appendix.

Needs Assessment Meeting - February 27, 2014

The City held a community needs public meeting on February 27th 2014 at CC Woodson where over 30 community leaders, citizens and non-profits shared key concerns and community priorities.

The meeting produced a robust and dynamic conversation about the needs of the Spartanburg community across a number of areas, including: housing, social services, transportation, economic development, education.

Concerns Included:

Significant numbers of vacant properties (as many as 49 out of 319 homes in one community Beaumont)

Absentee landlords

Too many renters, lack of home ownership

Dilapidated properties and increased criminal activity

Too much crime in certain areas

Need for additional code enforcement

The City previously looked at best practices for code enforcement but have yet to implement

Improve housing standards- improve quality of housing and neighborhoods Some commenters thought CDBG core focus should be to remove slum and blight

Too many transient residents (high number of renters)

Lack of pride in community (not a part of the community)

Poor housing conditions High rental cost for area, 1BR \$550 Fair Market Rent with too many minimum wage earners

Need for transitional housing options (currently a waiting list)

Older housing stock with high energy costs

Too many vacancies

Too many unemployed youth, especially minority males (challenges with job opportunities due to background checks, also impact housing options)

Online Survey

An online survey, which received 92 respondents, was conducted to gain more in-depth input from the community on needs and priority areas.

The affordable housing categories in which the greatest number of citizens placed a high priority were the following areas: providing decent affordable housing (76.25%); providing services to prevent at-risk persons from becoming homeless (74.68%); providing services for people that are homeless (62%); providing services for people with special needs, like the elderly, people with disabilities, alcohol or drug addiction, or HIV/AIDS (68.35%); repairing homes owned by households with low or moderate incomes (63.29%).

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

No comments or views were rejected or not accepted.

7. Summary

The results of Consolidated Planning process, including needs assessments and analysis, yielded the following priorities and objectives for the 5-Year Strategic Plan:

Priorities:

- Removal of Slum and Blight
- Affordable Housing Development for Ownership Opportunities
- Owner Occupied Housing Rehabilitation
- Infrastructure Expansion and Improvement

- Code Enforcement and Rental Rehabilitation
- Construction and Expansion of Community Facilities
- Financial Literacy Training
- First Time Homebuyer Education
- Workforce Development and Training
- Promotion of Fair Housing

Objectives:

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Mitch Kennedy
HOME Administrator		Mitch Kennedy

Table 1 – Responsible Agencies

Narrative

The City of Spartanburg's Neighborhood Services Division is the lead agency responsible for preparing the Consolidated Plan. Spartanburg administers Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding from the US Department of Housing and Urban Development (HUD).

Consolidated Plan Public Contact Information

The City of Spartanburg's Director of Neighborhood Services is the primary public contact for the Consolidated Plan:

Mitch Kennedy, Director of Community Services

City of Spartanburg

Neighborhood Services Department

145 W Broad St, Spartanburg, SC 29306

Tel. 864-596-2785 mkennedy@cityofspartanburg.org

<http://www.cityofspartanburg.org/>

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City maintains an open door policy and open lines of communications with the area's many agencies and service providers. The City continues to work with affordable housing and social services organizations such as Habitat for Humanity, Operation Restoration, the Spartanburg Department of Social Services, the Urban League of Spartanburg, the United Way, and other organizations that assist in providing affordable housing and community services. To overcome additional gaps, the City will continue to provide opportunities for public, private, and governmental organizations to come together and share information, advocate for issues of concern, leverage resources, and address barriers associated with providing more affordable housing. These agencies and organizations are invited to community development public meetings and hearings in order to gain insight into social service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The NSD director maintains open communication and works well with United Housing Connections (UHC), the community's Continuum of Care organization. UHC provides the City with homeless data from the Homeless Management Information System (HMIS), and that information is used annually in the City's AAP and for informational purposes. The City has funded UHC as a Public Service for many years, and also works with and funds the area's non-profits dedicated to providing services to vulnerable populations such as the homeless, veterans, and families with children.

The City acknowledges that the amount of services currently being offered for special needs populations could benefit from improvements. These include outreach and education services for children, women, the homeless population, elderly, persons with disabilities (mental, physical, and developmental), persons with addictions requiring supportive services, and persons with HIV/AIDS and their families. These populations are underserved, particularly in the areas of mental health, alcoholism, and substance abuse. The City funds these types of services where possible, and when additional funds

become available, the City will apply for competitive grant funds to service the special needs of its residents.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

No ESG funds currently received.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF SPARTANBURG HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Spartanburg Housing Authority (SHA) serves approximately 1,132 Public Housing units located in sixteen (16) communities throughout the City of Spartanburg. Public housing comes in all sizes and types, from duplexes, garden style apartment and townhouses in various bedroom sizes to high-rise apartments for elderly families. SHA also has accessible units for individuals with disabilities. The Neighborhood Services Division (NSD) collaborates closely with the City's PHA to provide decent, affordable housing to the community's low-income residents. Open communication between the PHA and NSD provides valuable insight into housing needs.
2	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As one of the area's active affordable housing providers, Habitat for Humanity of Spartanburg is a key partner in the City's collaborative approach to community development. The City's Neighborhood Services Division maintains open lines of communication with Habitat's Executive Director. Habitat's international network and long history of success, combined with their local knowledge of housing conditions and trends - especially with low and moderate income households - is a valuable contribution to the City's needs assessment and overall strategy development.

3	Agency/Group/Organization	HOMEOWNERSHIP RESOURCE CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeownership Resource Center promotes homeownership for low and moderate income families and individuals in Spartanburg county. Their programs include home buying workshops, financial education seminars, mortgage foreclosure counseling. HRC's direct servicing of low and moderate income families puts them in an advantageous position to provide the City with insights into the community's housing needs.
4	Agency/Group/Organization	BIG BROTHERS BIG SISTERS OF THE UPSTATE
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Big Brothers Big Sisters has been the leader in one-to-one youth service for more than a century, developing positive relationships that have a direct and lasting impact on the lives of young people. Big Brothers Big Sisters Mission is to help children reach their potential through professionally supported, one-to-one relationships with measurable impact. Through their direct contact with low and moderate income families and at-risk youth, BBBS understands the challenges that families face across a number of problems, from substance abuse to poverty and beyond.

5	Agency/Group/Organization	United Housing Connections
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Housing Connections (formerly Upstate Homeless Coalition of South Carolina) is a private, non-profit organization. UHCSC is a collaborative organization dedicated to ending homelessness through programming, advocacy, and building safe and affordable housing. UHCSC coordinates the Continuum of Care throughout a 13 county area, helping to find gaps in services for homeless people and develop strategies to close the gaps. UHC takes a holistic approach to help homeless people build new lives.
6	Agency/Group/Organization	SC LEGAL SERVICES
	Agency/Group/Organization Type	Services-Legal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	South Carolina Legal Services (SCLS) provides free legal assistance in a wide variety of civil (non-criminal) legal matters to eligible low income residents of South Carolina. SCLS is a non-profit corporation, funded by grants from the federally funded Legal Services Corporation, the South Carolina Bar Foundation, local United Ways, state court filing fees, and other federal, state and local funding. Amongst its many services, SCLS provides foreclosure prevention and other forms of housing related legal assistance, putting them in a unique position to understand the myriad of housing problems faced by low income families.

7	Agency/Group/Organization	Spartanburg Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders Chamber of Commerce
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Spartanburg Area Chamber of Commerce is a private, non-profit organization supported through membership investment and strategic partnerships. Their mission is to enhance the economic vitality and lifestyle environment of Spartanburg County. As a hub for local business and economic development, the Chamber of Commerce provides unique insights into the housing and economic health of the community.
8	Agency/Group/Organization	Spartanburg County Department of Social Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - State Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Spartanburg County office of the South Carolina Department of Social services serves "by ensuring the safety of children and adults who cannot protect themselves and assisting families to achieve stability through child support, child care, financial and other temporary benefits while transitioning into employment."
9	Agency/Group/Organization	SAFE HOMES RAPE CRISIS
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Safe Homes Rape Crisis Coalition is a non-profit organization serving victims of domestic violence and their dependent children in Spartanburg, Cherokee, and Union counties, and victims of sexual assault in Spartanburg and Cherokee counties. Their mission is to use a collective voice to address the impact of domestic and sexual violence by providing quality services to those affected and to create social change through education, training, and activism.

10	Agency/Group/Organization	Operation Restoration
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Operation Restoration CDC, a nonprofit organization, Operation has served low income residents in Spartanburg and neighboring counties in the Upstate Since 1992. They have trained more than 1,500 residents in job readiness skills, financial literacy, and provided transitional shelter, counseling, and life skills training to the homeless.

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

NA

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Housing Connections	

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City coordinates extensively with public entities and other bodies of government in order to effectively administer the CDBG and HOME programs and to develop the Consolidated Plan. The Spartanburg Neighborhood Services Director works closely with the City's Planning Department and Public Works Department, as well as Spartanburg County offices, to coordinate and collaborate on improvement projects. These efforts include, but are not limited to, plans to bring together public services, infrastructure, housing repairs and rehabilitation, and other improvements in the community through CDBG and HOME funded activities. Code Enforcement is consulted to identify areas of slum and blight in the community. Furthermore, the Spartanburg consulted on issues of fire safety. Finally, NSD works to consult and inform the City Council on community development programs and priorities, providing periodic updates at Council meetings. Invites to community development public meetings and hearings are sent to departmental heads in order to encourage interdepartmental collaboration within the consolidated planning process.

Other governmental organizations and public entities the NSD coordinates with include: the Spartanburg Housing Authority, the City of Spartanburg Finance Department, and the Appalachian Council of Governments (ACOG).

To overcome additional gaps, the City will continue provide to opportunities for public, private, and governmental organizations to come together and share information, advocate for issues of concern, leverage resources, and address barriers associated with providing more affordable housing.

Narrative (optional):

PR-15 Citizen Participation

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

I. Purpose

Citizen participation includes actively encouraging citizens, particularly the low and moderate income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plans, the submission of substantial amendments and the development of the Consolidated Annual Performance Evaluation Report (CAPER).

II. Public Meetings and Hearings

All notices of public meetings will be published in local newspapers (i.e. Spartanburg Herald Journal or equivalent) at least fourteen (14) days prior to the public meeting. Notices will also be posted electronically at www.cityofspartanburg.org.

All public meetings will be held at times and in locations convenient to residents, particularly those who are potential or actual beneficiaries. Meetings will be held at a variety of times to provide maximum flexibility for an array of citizen schedules. Attention will be given to ensure meeting times increase the probability of maximum citizen participation. Meetings will not be scheduled on Sundays.

III. Needs Assessment Public Meeting

Prior to the development of the Consolidated Plan and the Annual Action Plan, the community development needs will be assessed in detail, particularly those of low and moderate income residents. The assessment process will be conducted through a Community Development Needs Assessment Public Meeting. Spartanburg will hold no less than one (1) needs assessment public meeting as part of the planning process for the five-year Consolidated Plan and the Annual Action Plan. The Needs Assessment Public Meeting will address the amount of available funding for CDBG, HOME, and any other related federal or state funding. The hearing will also address the range of activities that may be undertaken with such funds, particularly in relation to identified community needs.

IV. Public Comment Period

A public comment period is required prior to submitting the five-year Consolidated Plan, Annual Action Plan, the CAPER and any substantial change to the Consolidated Plan or the Annual Action Plan. The public will have 30 days after publication to provide written comments to the City of Spartanburg regarding the 5- year Consolidated Plan. The public will have 15 days after publication to provide written comments regarding the Annual Action Plan, the CAPER, and any substantial change to the Consolidated Plan or Annual Action Plan. The publication in local newspapers shall include a summary of the contents and purpose of the Action/Consolidated Plan, and shall include a list of the locations where copies of the entire proposed plan may be examined. The City will respond to all written correspondence received.

V. Summary of Consolidated Plan Efforts

Two public hearings were held to gain community input and to educate the public on the consolidated planning process.

Needs Assessment Meeting - February 27, 2014

City Council Meeting - April 14, 2014

An online survey, which received 92 respondents, was conducted to gain more in-depth input from the community on needs and priority areas.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	Non-targeted/broad community	There was a good response for the online needs survey, which was hosted on the City's website and emailed out to community leaders and organizations. Overall 92 citizens went online to take the survey and give input on housing needs in the community.	The affordable housing categories in which the greatest number of citizens placed a high priority were the following areas: providing decent affordable housing (76.25%); providing services to prevent at-risk persons from becoming homeless (74.68%); providing services for people that are homeless (62%); providing services for people with special needs, like the elderly, people with disabilities, alcohol or drug addiction, or HIV/AIDS (68.35%); repairing homes owned by households with low or moderate incomes (63.29%).The affordable housing categories in which the least number of citizens placed a high	NA	
Consolidated Plan		SPARTANBURG			21	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community City Council	Consolidated Plan was presented to City Council on 4/14/2014. The Council approved the Annual Action Plan and the 5-year funding priorities of the Strategic Plan. An overview of the Consolidated Planning process was provided as education.	Comments were opened up to the public but no comments were received.	NA	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Spartanburg's citizens. The main housing problems looked at are: (a) cost-burdened households (b) substandard housing (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are blacks more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in Spartanburg is crucial in aiding the City set evidence-based priorities for the CDBG and HOME programs.

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

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

Summary of Housing Needs

Spartanburg has experienced a population decline over the last twelve years. According to the most recent American Community Survey estimates, the 2012 the population was 39,733. That represents a 6% population decline since the year 2000. The chart below highlights demographic changes in population, number of households, and income between 2000 and 2012.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	39,673	37,333	-6%
Households	15,935	15,182	-5%
Median Income	\$28,735.00	\$33,098.00	15%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

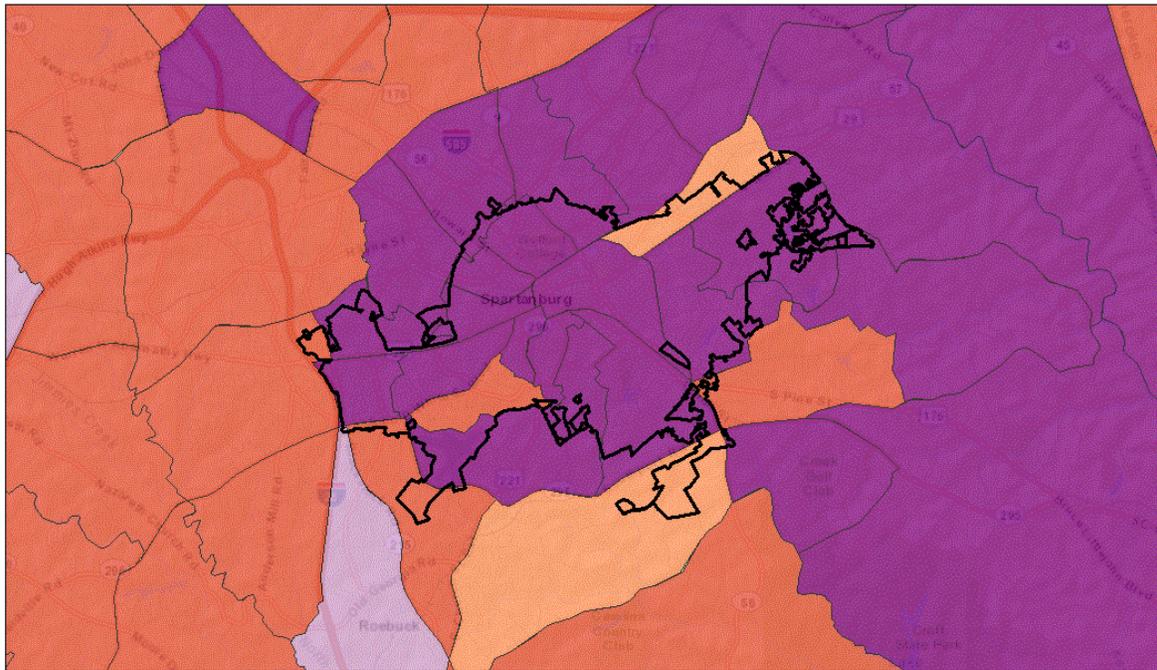
2008-2012 American Community Survey Five Year Esti

Data Source Comments:

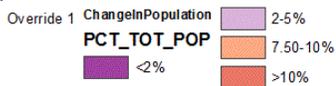
Demographic Maps

This series of map visually display the geographic distribution of demographic trends in Spartanburg across a few key indicators. Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2009 American Community Survey (ACS). Where possible, the actual data used in the tables and text throughout the plan is from the more current 2010 Census and 2012 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations, not precise values.

Change in Population -



January 16, 2014



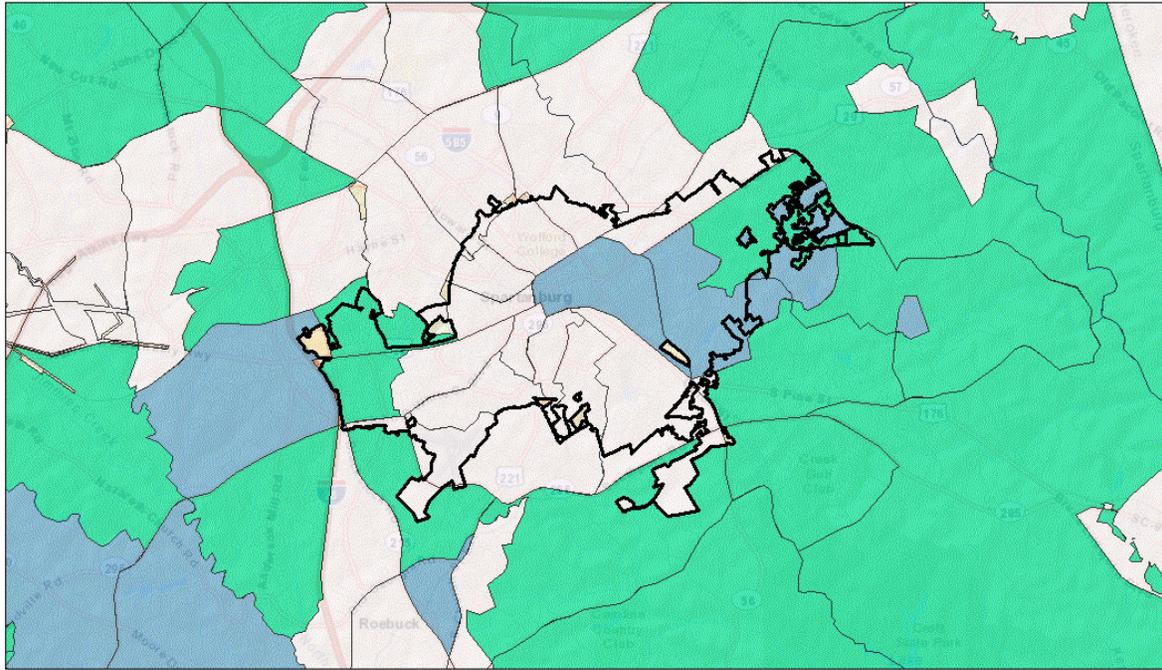
1:123,805
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, DeLorme, NAVTEC, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Change in Population -

Population Change

The map above visually displays the distribution of Spartanburg's population decline over the last decade. The orange and red shaded areas indicate higher rates of growth, whereas the purple shaded areas of the map indicate population decline. The lighter orange shaded areas represent growth in the 7.5% to 10% range and the darker orange areas represent population growth of more than 10%. The dark purple shaded areas that cover most of the city represents less than 2% growth, including decline. Much of the county and surrounding areas to the south and west experienced increases in population, whereas most of the City of Spartanburg remained relatively stable or experienced a slight decline.

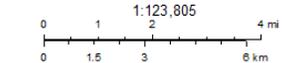
Spartanburg Median Household Income -



January 16, 2014

Override 1 MedianHouseholdIncome
B19013EST1
 <\$38,459

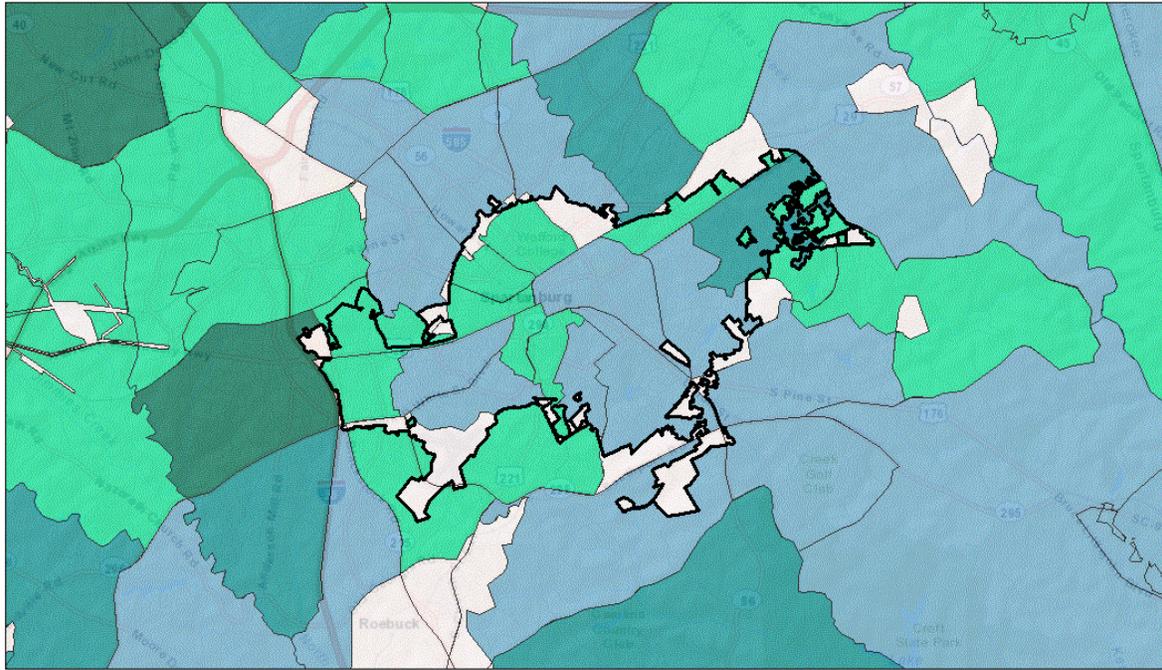
\$38,459-\$61,745
 \$61,745-\$93,641



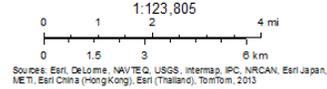
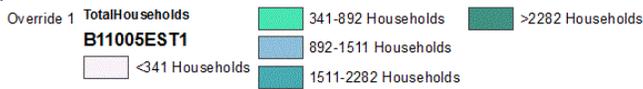
Sources: Esri, DeLorme, NAVTEC, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Spartanburg Median Household Income -

Spartanburg Households -



January 16, 2014

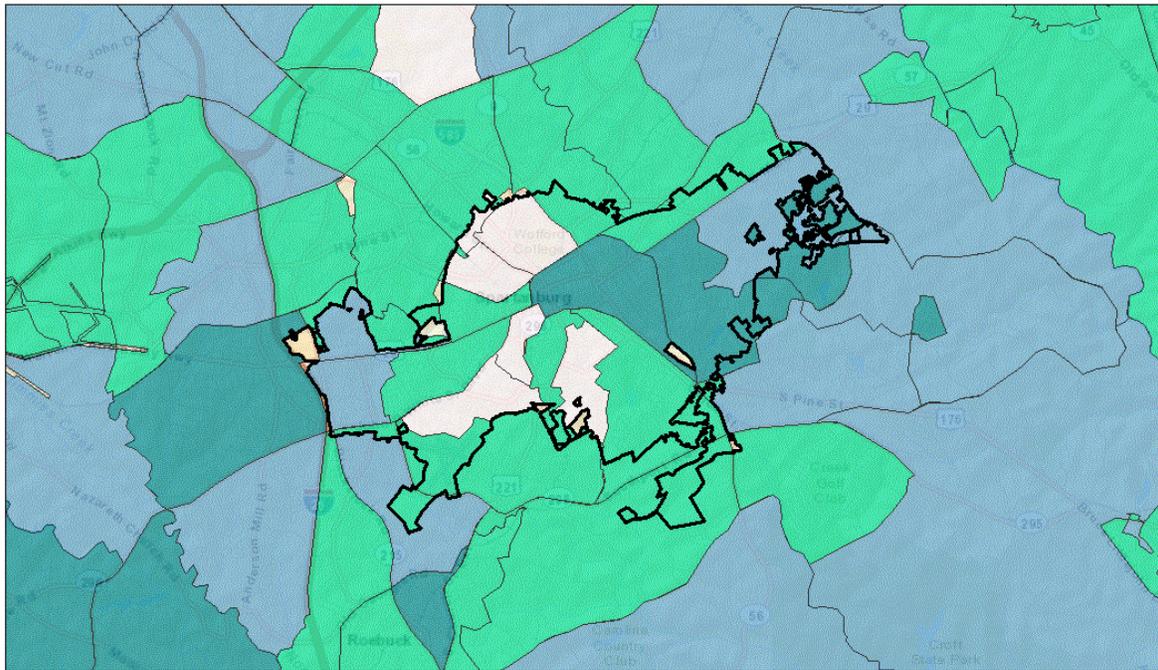


Spartanburg Households -

Household Income

The below map displays median household incomes throughout Spartanburg. There is a significant amount of, but not complete, overlap between the lower income areas of the City and those areas experiencing population stagnation or decline.

Median Household Income -



February 24, 2014

Override 1 MedianHouseholdIncome
B19013EST1
 < \$20,000
 \$20,000-\$40,000
 \$40,000-\$60,000
 \$60,000-\$100,000

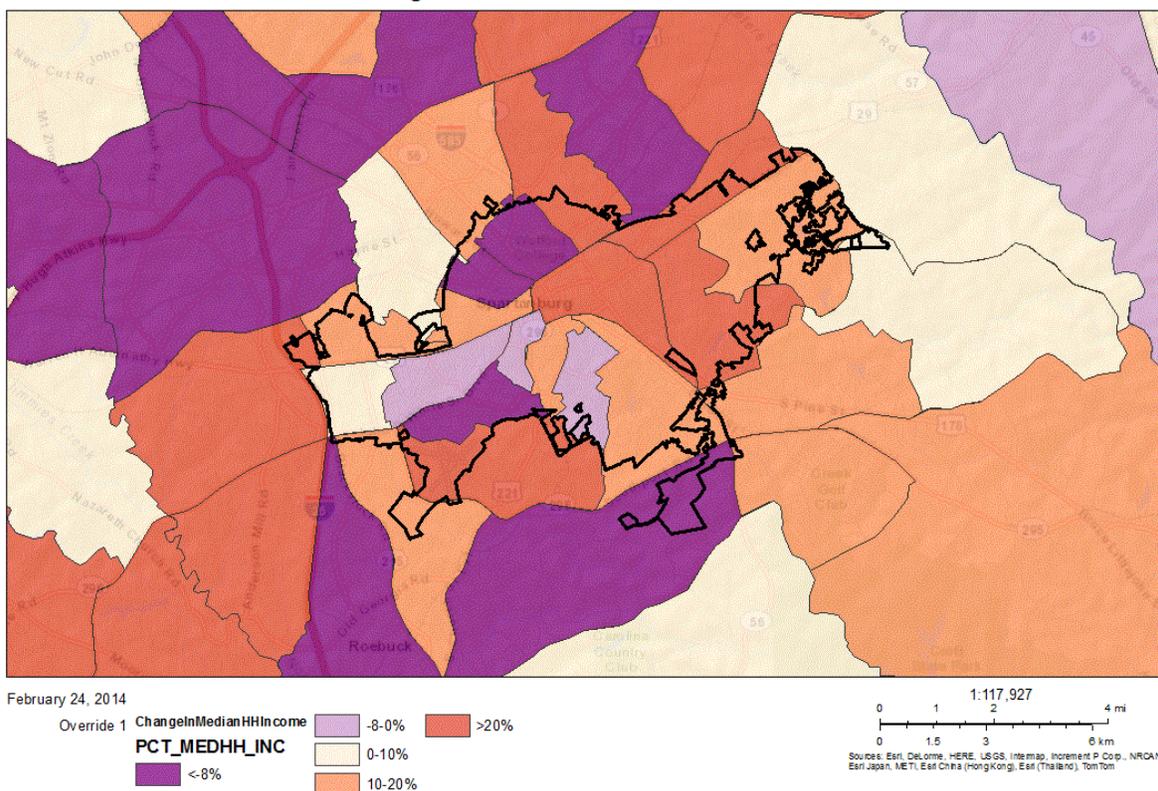
1:117,927
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The Map), TomTom

Median Household Income -

Median Income Change

This map shows changes in Spartanburg median income over the last decade.

Change in Median Household Income -

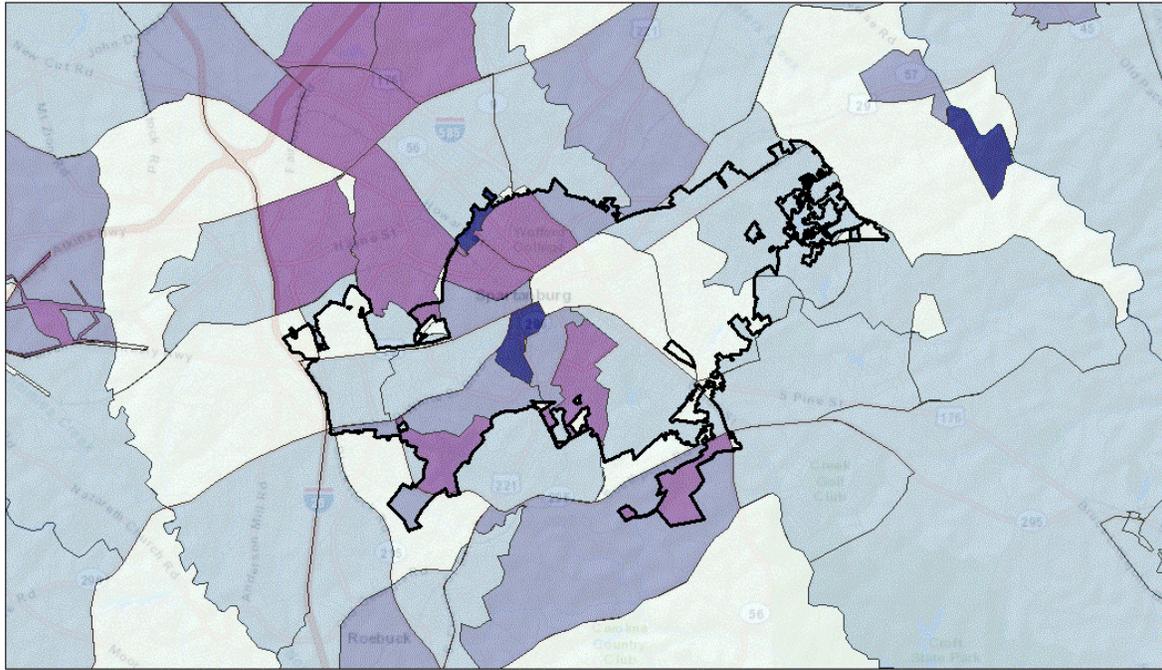


Change in Median Household Income -

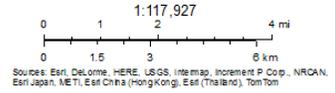
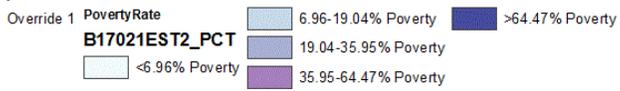
Poverty

The following two maps deal with poverty in the community. The first map shows the distribution of poverty throughout the City of Spartanburg. The second map displays changes in poverty over the last decade, highlighting areas where poverty has increased and decreased.

Spartanburg Poverty Rate -

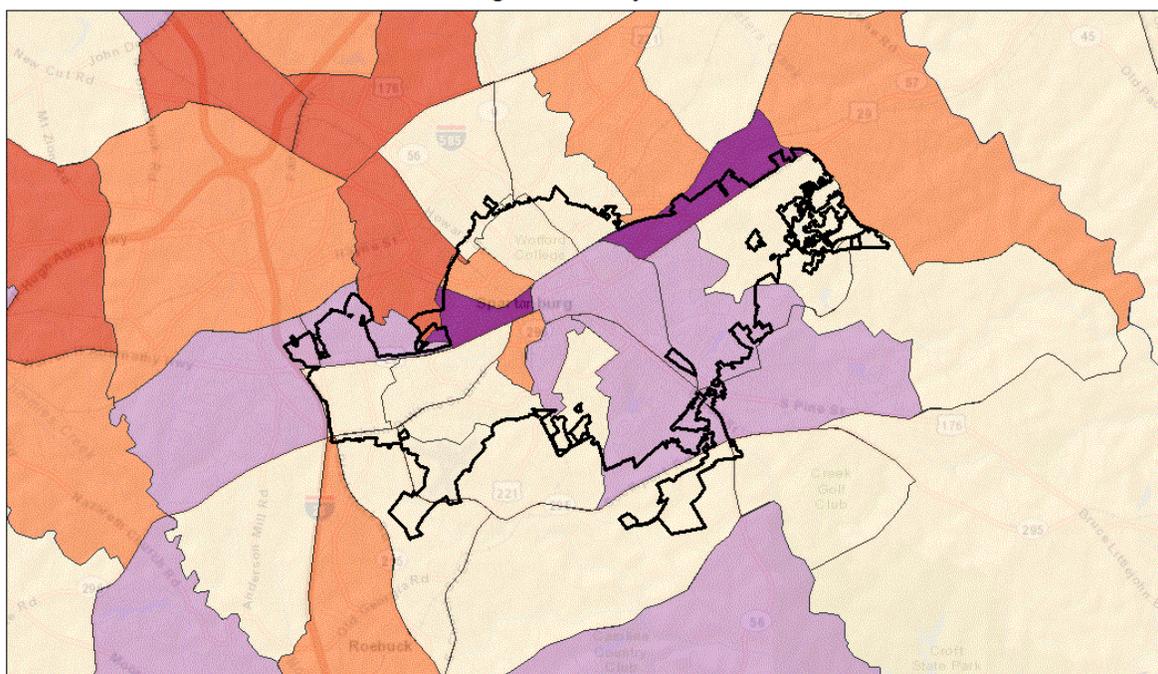


February 24, 2014



Spartanburg Poverty Rate -

Change in Poverty Rate -



February 24, 2014

Override 1 PercentPointChangeInPovertyRate
PPT_POV_RATE
 < -7.54 -7.54-0.06 0.06-5.99 5.99-15.23 >15.23

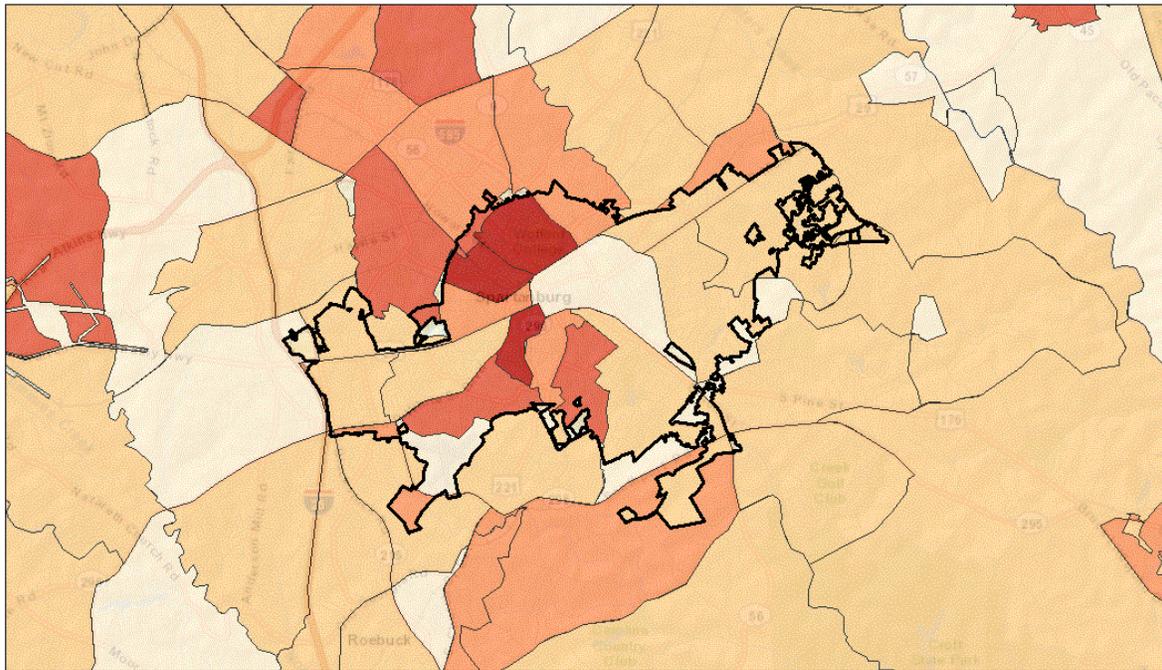
0 1 2 4 mi
 0 1.5 3 6 km
 1:117,927
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The Land), TomTom

Change in Poverty Rate -

Low and Moderate Income Households

The series of maps below display the distribution of Extremely Low Income, Low Income, and Moderate Income households in Spartanburg.

Extremely Low Income Households -



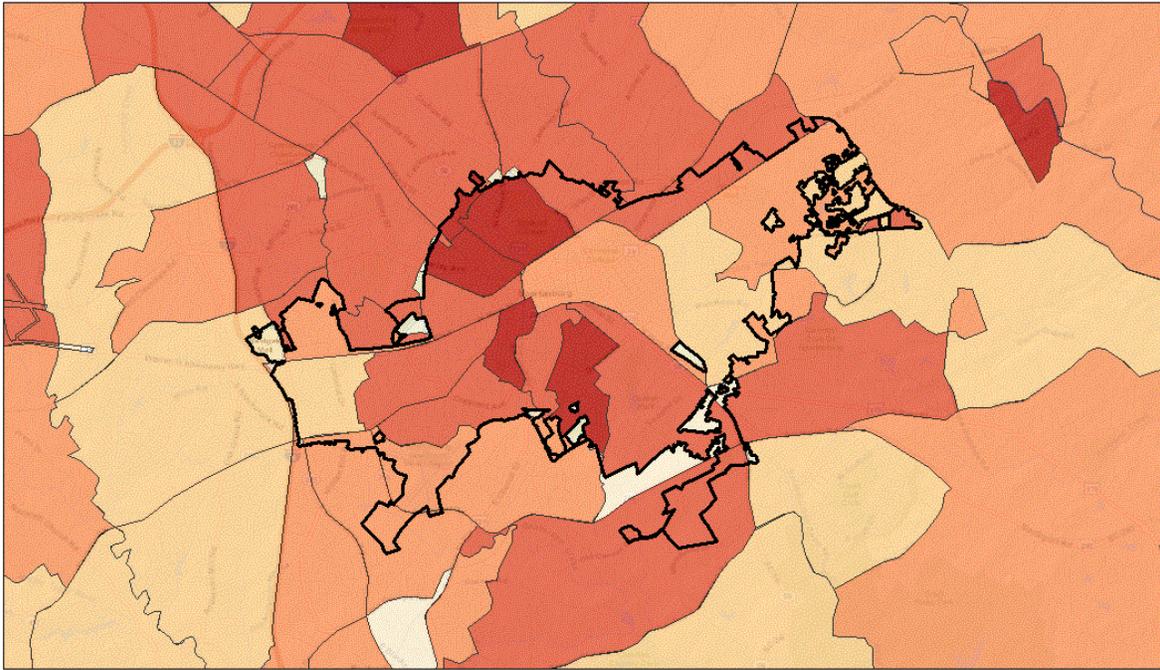
February 28, 2014

Override 1 ExtremeLowIncomeHouseholds
T8_LE30_PCT
 <5% 5-15% 15-25% 25-50% >50%

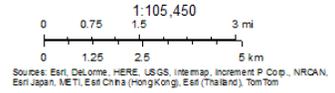
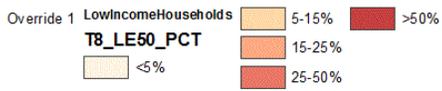
1:117,927
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Extremely Low Income Households -

Low Income Households -

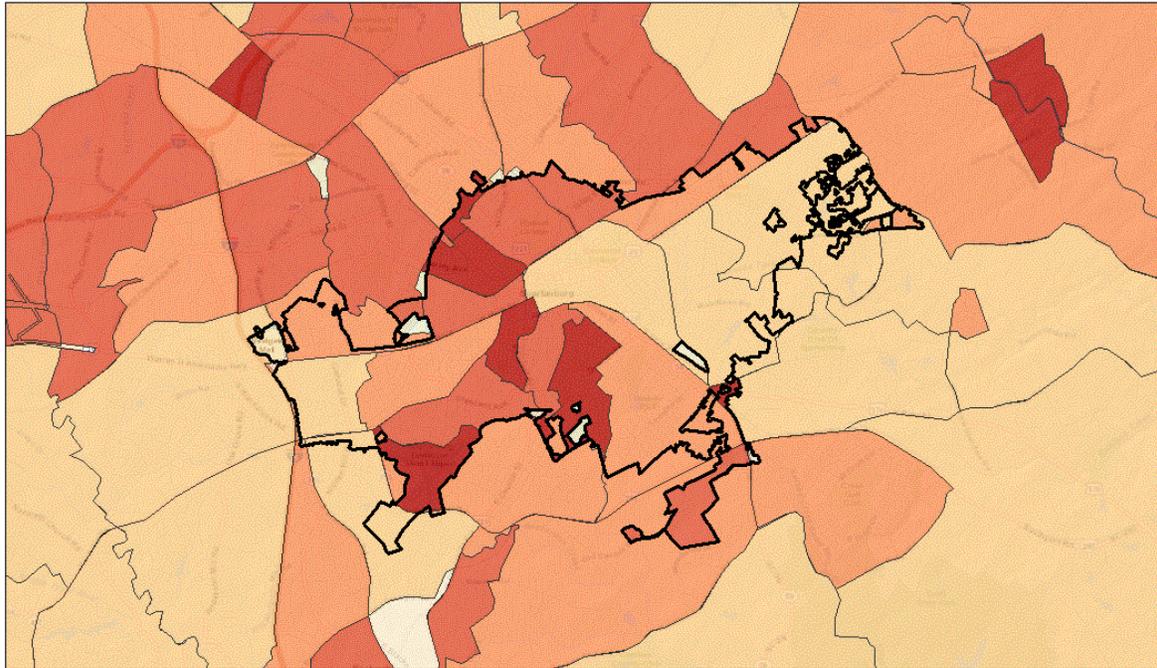


March 3, 2014



Low Income Households -

Moderate Income Households -



March 3, 2014

Override 1 ModIncomeHouseholds
 T8_LE80_PCT
 <15% 15-35% 35-50% 50-75% >75%

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

Moderate Income Households -

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,900	2,420	2,230	1,180	6,120
Small Family Households *	1,275	625	1,055	510	3,070
Large Family Households *	15	90	90	95	420
Household contains at least one person 62-74 years of age	395	520	430	215	1,095
Household contains at least one person age 75 or older	425	570	280	205	585
Households with one or more children 6 years old or younger *	735	250	380	315	445
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

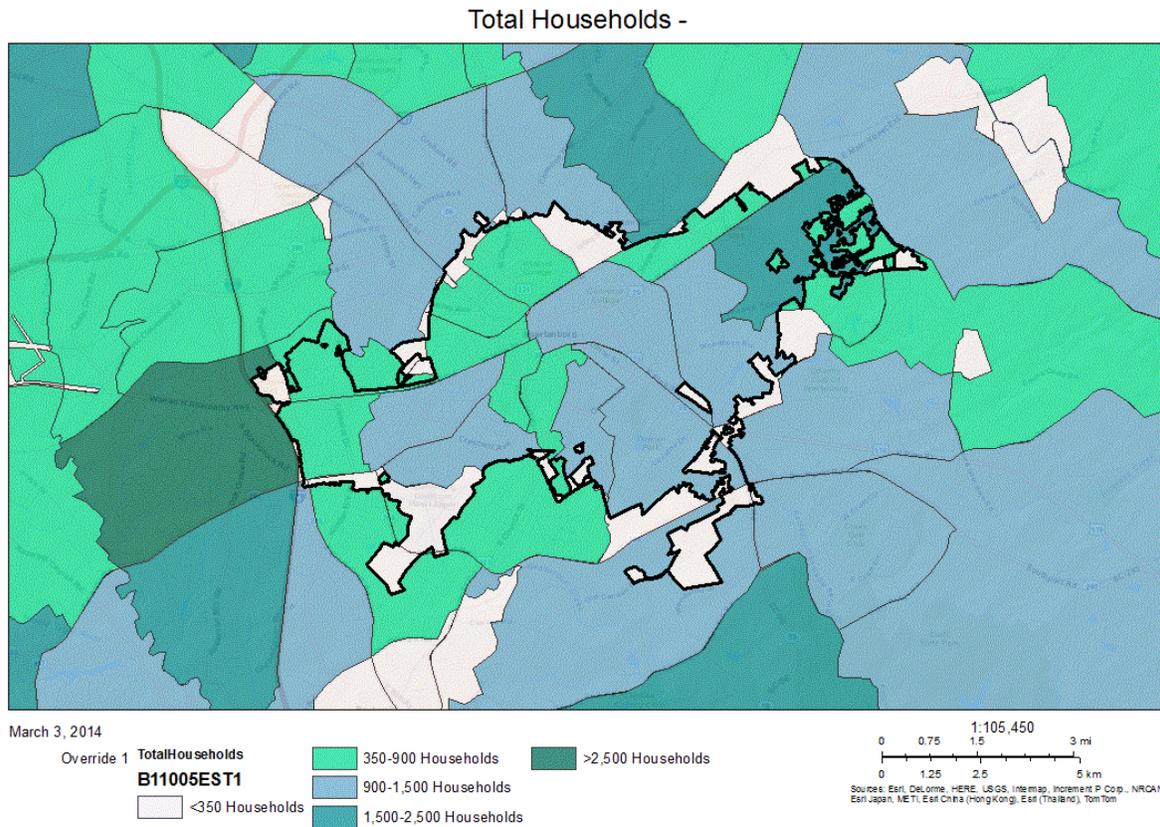
Data Source: 2006-2010 CHAS

Number of Households Table

This table breaks down family dynamics and income in Spartanburg using 2010 CHAS data. Small families are much more prevalent, which is keeping with the smaller average household size in South Carolina and the nation as a whole. The most alarming data point on this table is the disproportionately large percentage of small families living in extreme poverty - earning 30% or less of the HUD Adjusted Median Family Income (HAMFI). They make up the largest category of small families in Spartanburg. The next largest income category for small family households is the 50% to 80% HAMFI, the Very Low-to-Low income group. 16% of Spartanburg families fall into this category. Large families, while much smaller in absolute terms, show similarly high percentages of households in poverty. Overall, the data paint a picture wherein poverty is a major social issue for families in the Spartanburg community.

Households

The map below highlights the concentrations of households throughout the Spartanburg community.

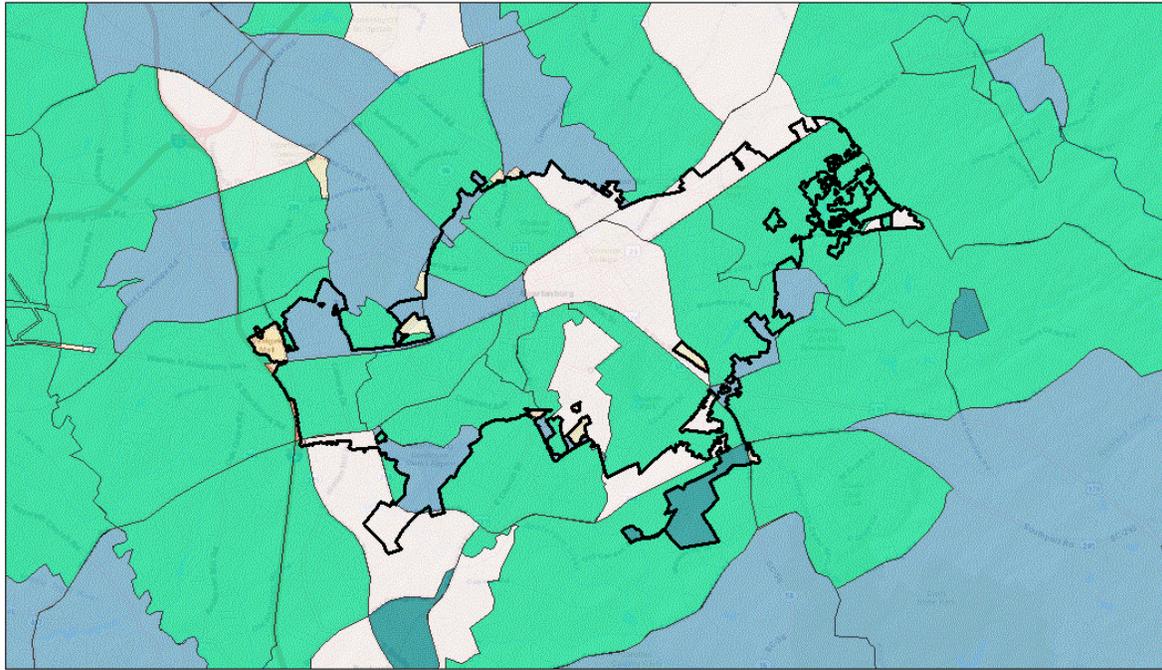


Total Households -

Household Size

The map below displays average household sizes in Spartanburg.

Average Household Size -



March 3, 2014

Override 1 AverageHouseholdSize
B25010EST1
 <2.20 People
 2.20-2.70 People
 2.70-3.50 People
 3.50-4.80 People

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The Map), TomTom

Average Household Size -

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	40	20	0	75	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	0	0	70	105	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,195	455	30	20	1,700	300	295	190	0	785
Housing cost burden greater than 30% of income (and none of the above problems)	345	590	380	45	1,360	80	215	250	80	625

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	310	0	0	0	310	100	0	0	0	100

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

The above table provides a big-picture overview of housing problems in Spartanburg. Using 2010 CHAS data it provides the numbers of households experiencing each category of housing problem broken about income ranges and owner/renter status. For example, looking at the first data cell (top left) we see that 15 renter households in Spartanburg made 30% or below area median income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the biggest housing problem in Spartanburg in terms of sheer numbers, a common trend across many South Carolina communities today, as well as nationwide. The sections below provide more detail and break these issues down further.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,240	495	50	90	1,875	300	295	190	0	785
Having none of four housing problems	820	965	1,065	420	3,270	130	665	925	670	2,390
Household has negative income, but none of the other housing problems	310	0	0	0	310	100	0	0	0	100

Table 8 – Housing Problems 2

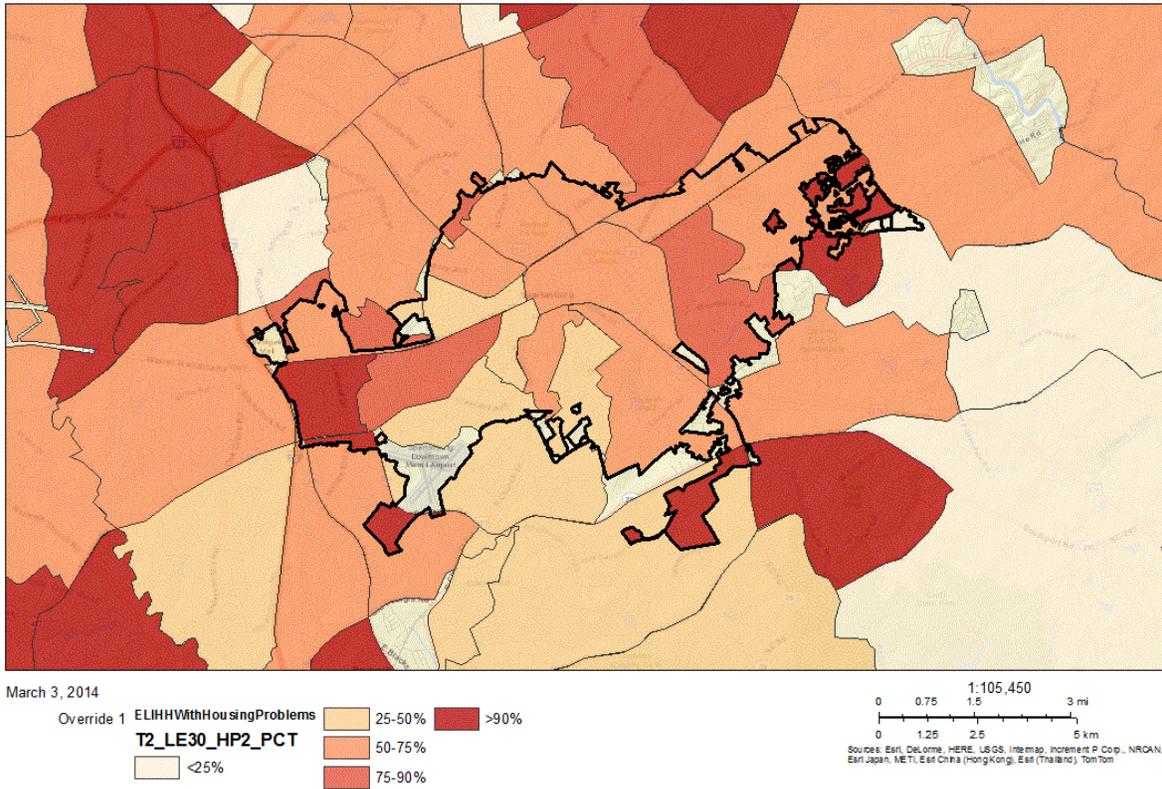
Data 2006-2010 CHAS
Source:

The above table shows households with at least one severe housing problem broken out by income and occupancy. The broad trend in the data is simply the lower the income in a household, the greater presence of severe housing problems. Also, Spartanburg has more renter households with severe housing problems than owner-occupied households.

LMI Households with Severe Housing Problems

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

Percentage of Extremely Low Income Households with At Least One Severe Housing Problem -



Percentage of Extremely Low Income Households with At Least One Severe Housing Problem -

Percentage of Extremely Low Income Households with At Least One Severe Housing Problem -



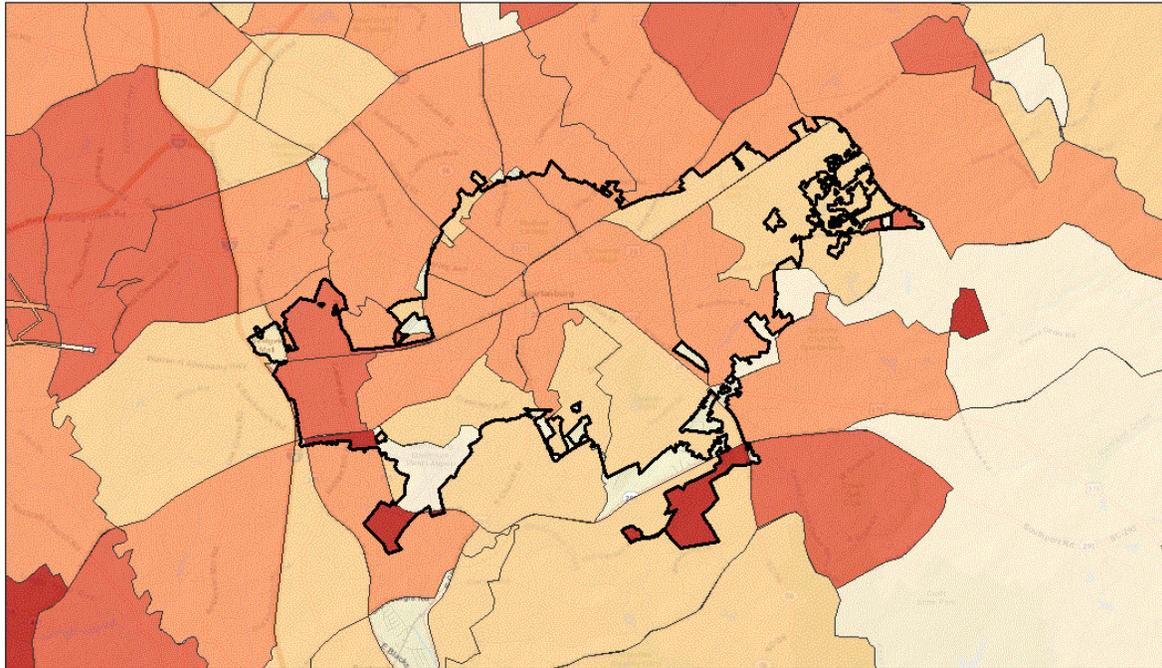
March 3, 2014

Override 1 ELIHHWithHousingProblems
T2_LE30_HP2_PCT
 <25%
 25-50%
 50-75%
 75-90%
 >90%

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Percentage of Extremely Low Income Households with At Least One Severe Housing Problem -

Percentage of Low Income Households with At Least One Severe Housing Problem -



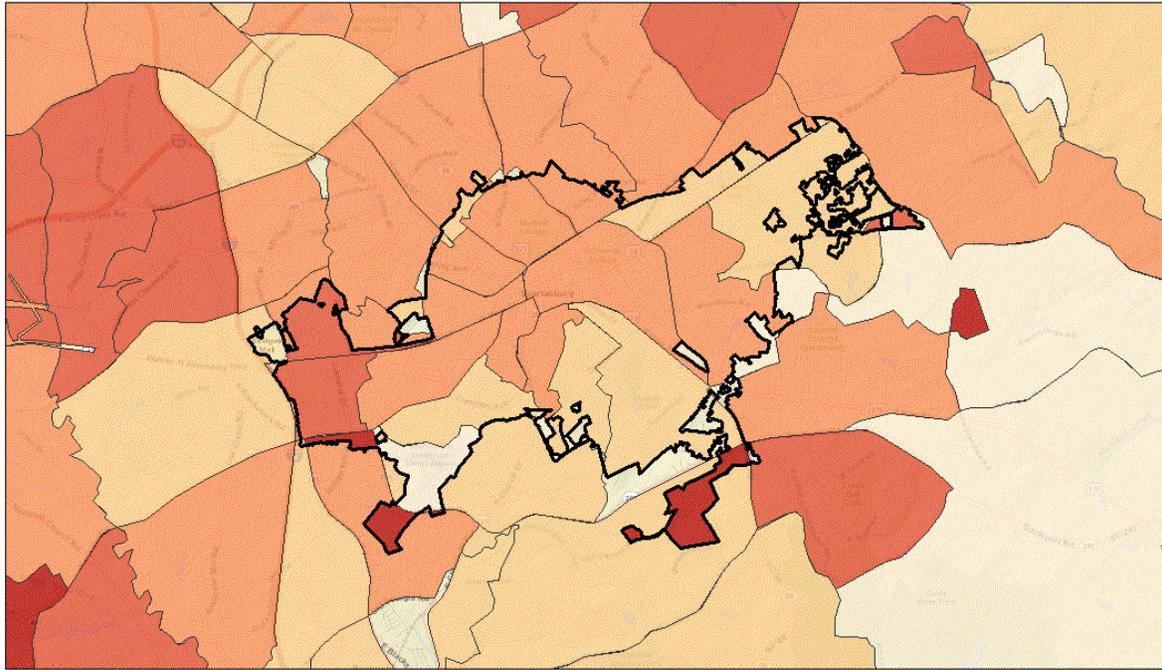
March 3, 2014

Override 1 LIHWwithHousingProblems
T2_LE50_HP2_PCT
 <15%
 15-40%
 40-60%
 60-85%
 >85%

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Percentage of Low Income Households with At Least One Severe Housing Problem -

Percentage of Low Income Households with At Least One Severe Housing Problem -



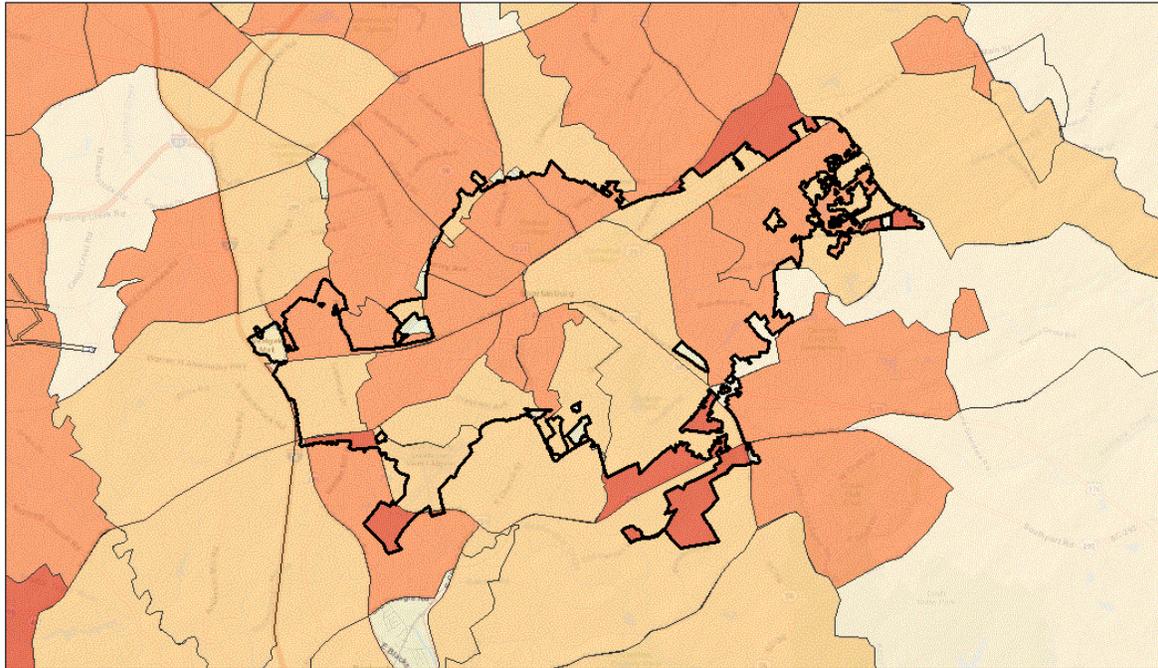
March 3, 2014

Override 1 LIHHWithHousingProblems
T2_LE50_HP2_PCT
 <15%
 15-40%
 40-60%
 60-85%
 >85%

0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 1:105,450
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Percentage of Low Income Households with At Least One Severe Housing Problem -

Percentage of Moderate Income Households with At Least One Severe Housing Problem -



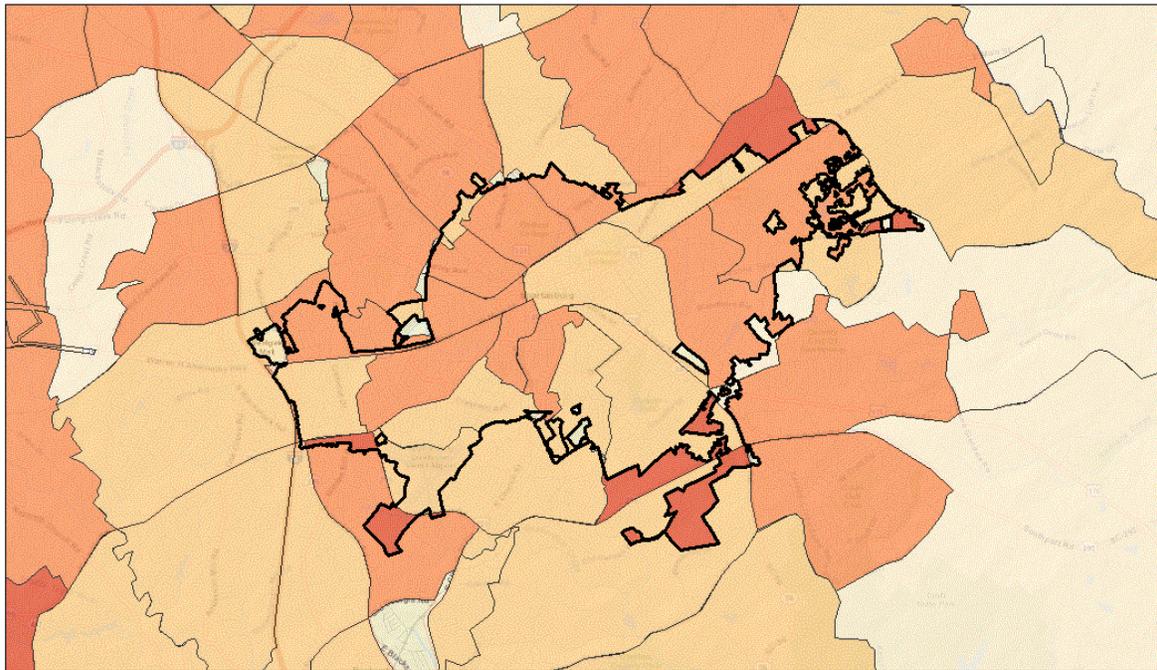
March 3, 2014

Override 1 MHHMthHousingProblems 15-30%
 T2_LE80_HP2_PCT 30-50%
 <15% 50-75%

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Percentage of Moderate Income Households with At Least One Severe Housing Problem -

Percentage of Moderate Income Households with At Least One Severe Housing Problem -



March 3, 2014
 Override 1 MHHWithHousingProblems
 T2_LE80_HP2_PCT
 <15% 15-30% 30-50% 50-75%

0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 1:105,450
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Percentage of Moderate Income Households with At Least One Severe Housing Problem -

Cost Burden > 30%

The table below displays 2010 CHAS data on cost burdened households in the City of Spartanburg. HUD defines cost burden as paying more than 30% monthly income on housing costs. At the time the CHAS data was collected there were more than twice the number of cost burdened renters when compared to homeowners – with 3,109 renters and 1,329 owners paying more 30% of their income on housing. The number of cost burdened elderly households were closer in comparison, with 724 elderly renter households being cost burdened compared to 670 homeowners.

3. Cost Burden > 30%

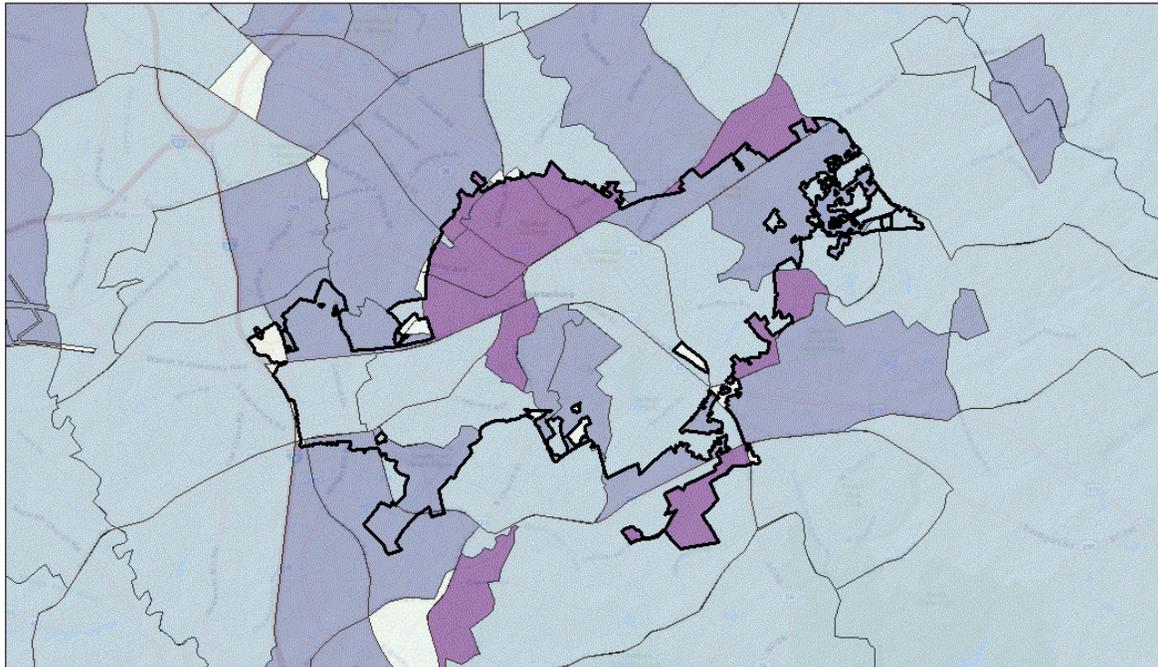
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	690	355	155	1,200	135	120	240	495
Large Related	15	85	10	110	0	4	10	14
Elderly	360	289	75	724	205	320	145	670

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	520	360	195	1,075	45	65	40	150
Total need by income	1,585	1,089	435	3,109	385	509	435	1,329

Table 9 – Cost Burden > 30%

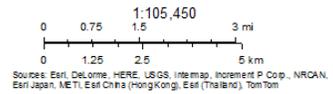
Data 2006-2010 CHAS
Source:

Cost Burdened Households -



March 3, 2014

Override 1 HousingCostBurden
B25106_CB_PCT
 <10% Paying>30%
 10-30% Paying>30%
 30-45% Paying>30%
 45-75% Paying>30%



Cost Burdened Households -

Cost Burdened Households -



March 3, 2014

Override 1 HousingCostBurden
B25106_CB_PCT
 <10% Paying>30%
 10-30% Paying>30%
 30-45% Paying>30%
 45-75% Paying>30%

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Cost Burdened Households -

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	605	140	0	745	90	100	100	290
Large Related	15	15	0	30	0	0	0	0
Elderly	245	180	30	455	170	150	60	380
Other	370	125	0	495	45	50	30	125
Total need by income	1,235	460	30	1,725	305	300	190	795

Table 10 – Cost Burden > 50%

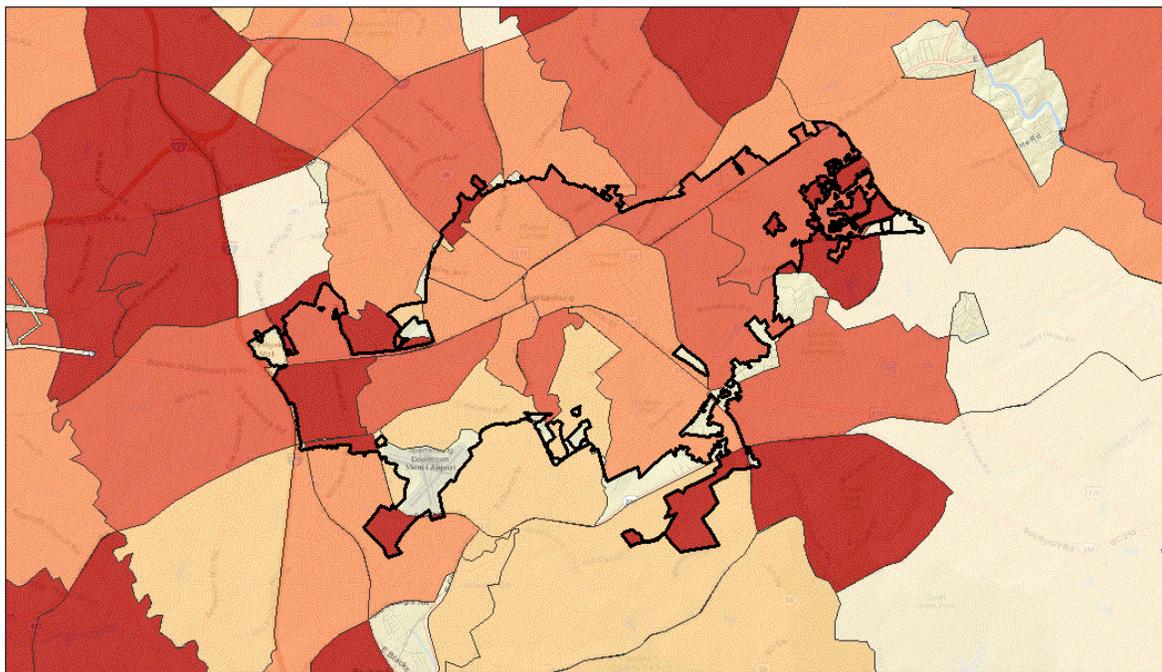
Data 2006-2010 CHAS
 Source:

The data above highlights the problem of severe cost burden in Spartanburg, which is defined as paying more than 50% of household income on housing costs. The trends amongst severely cost-burdened households are largely the same as the cost-burdened information discussed above. On the whole, severely cost-burdened renters outnumber homeowners just over a two-to-one ratio. Likewise, the severely cost-burdened elderly households are closer in number across renters and owners.

Severely Cost Burdened LMI Households

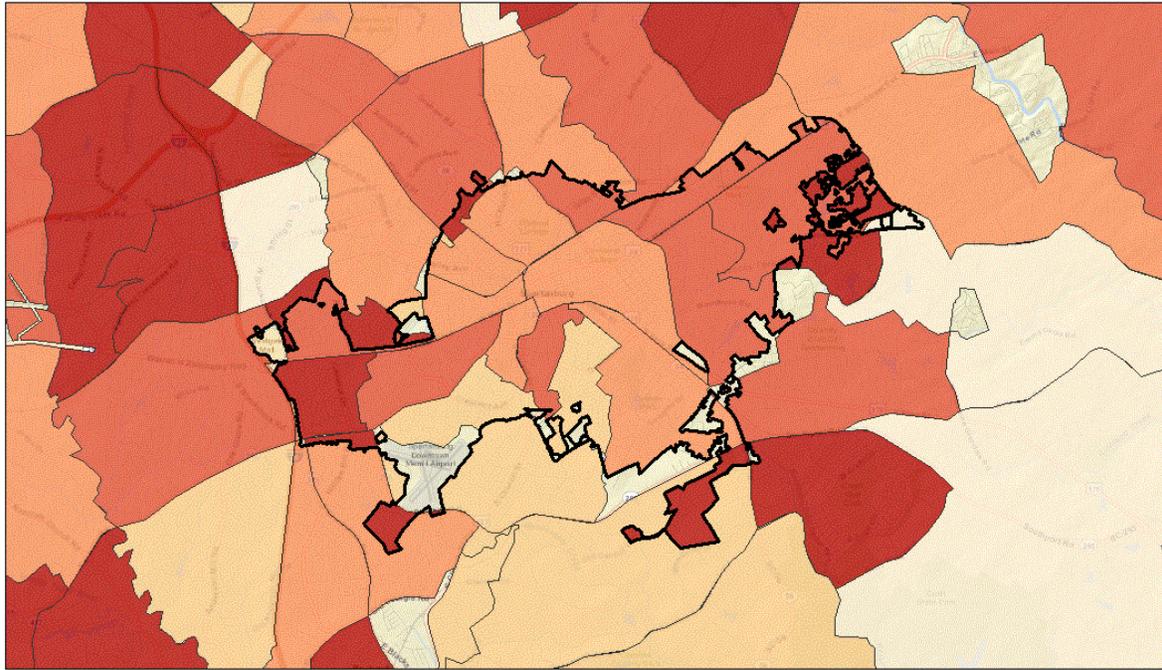
The below series of maps displays the percentages of extremely low, low and moderate income households that are severely cost burdened in Spartanburg.

Severely Cost Burdened Extremely Low Income Households -

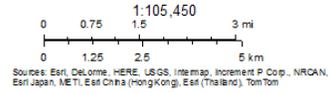
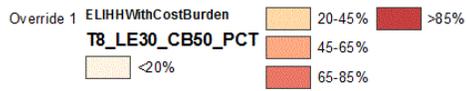


Severely Cost Burdened Extremely Low Income Households -

Severely Cost Burdened Extremely Low Income Households -



March 4, 2014



Severely Cost Burdened Extremely Low Income Households -

Severely Cost Burdened Low Income Households -



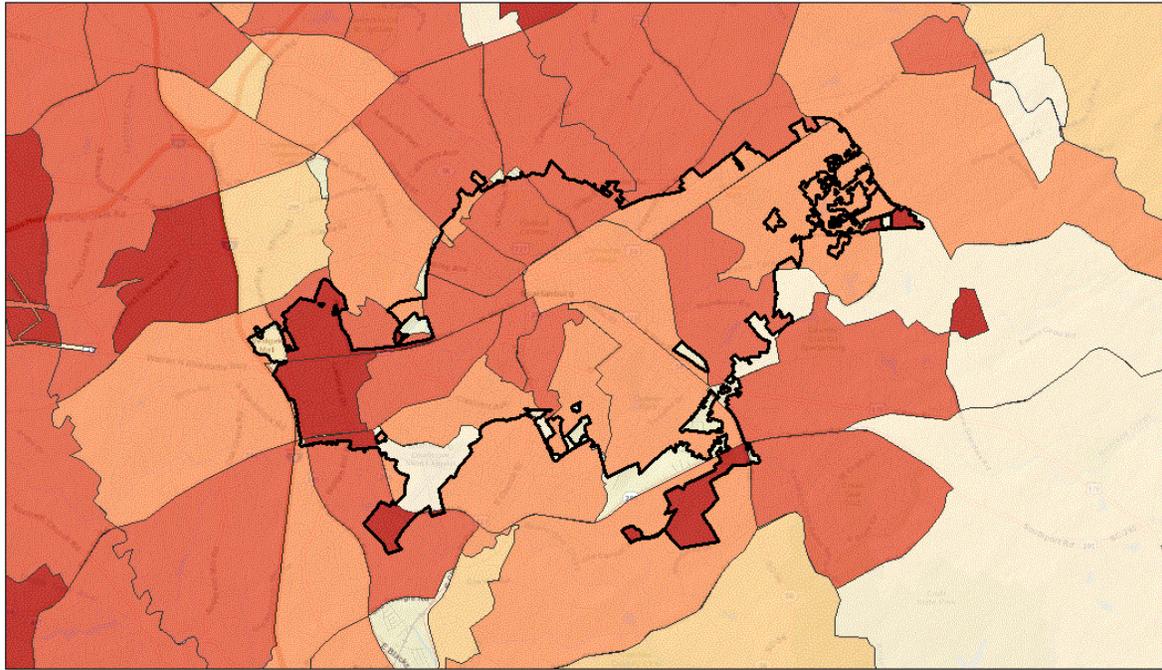
March 4, 2014

Override 1 LIHHWithCostBurden
T8_LE50_CB50_PCT
 <15%
 15-25%
 25-40%
 40-75%
 >75%

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Severely Cost Burdened Low Income Households -

Severely Cost Burdened Low Income Households -



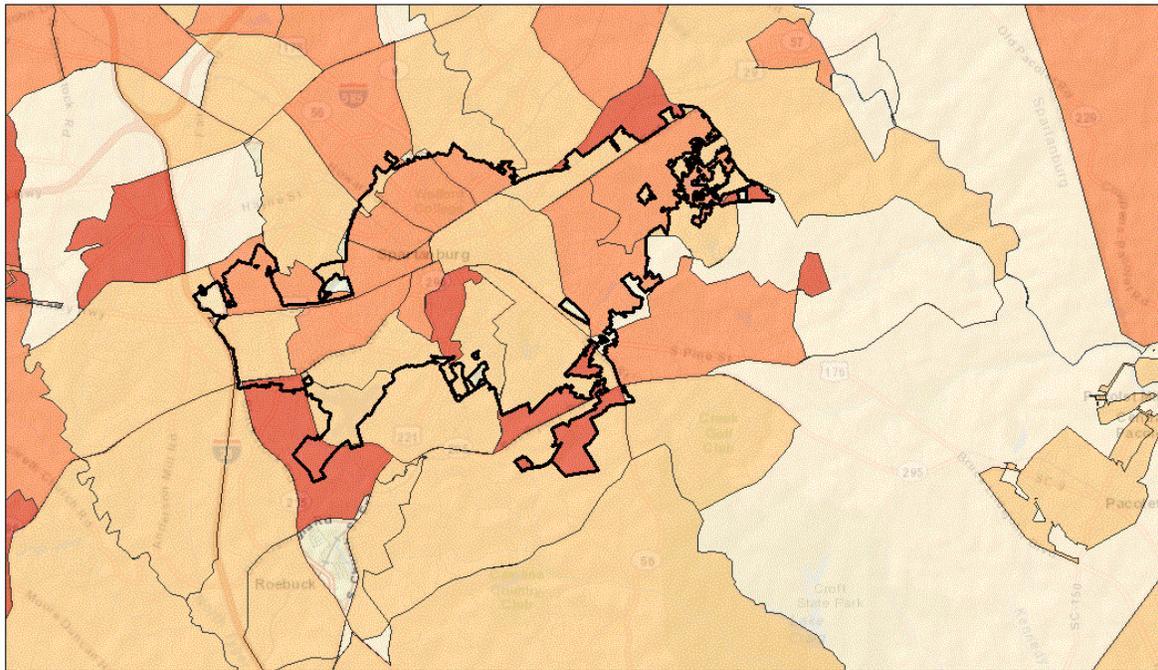
March 4, 2014

Override 1 LIHWWithCostBurden
T8_LE50_CB50_PCT
 <15%
 15-25%
 25-40%
 40-75%
 >75%

1:105,450
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Severely Cost Burdened Low Income Households -

Severely Cost Burdened Moderate Income Households -



March 4, 2014

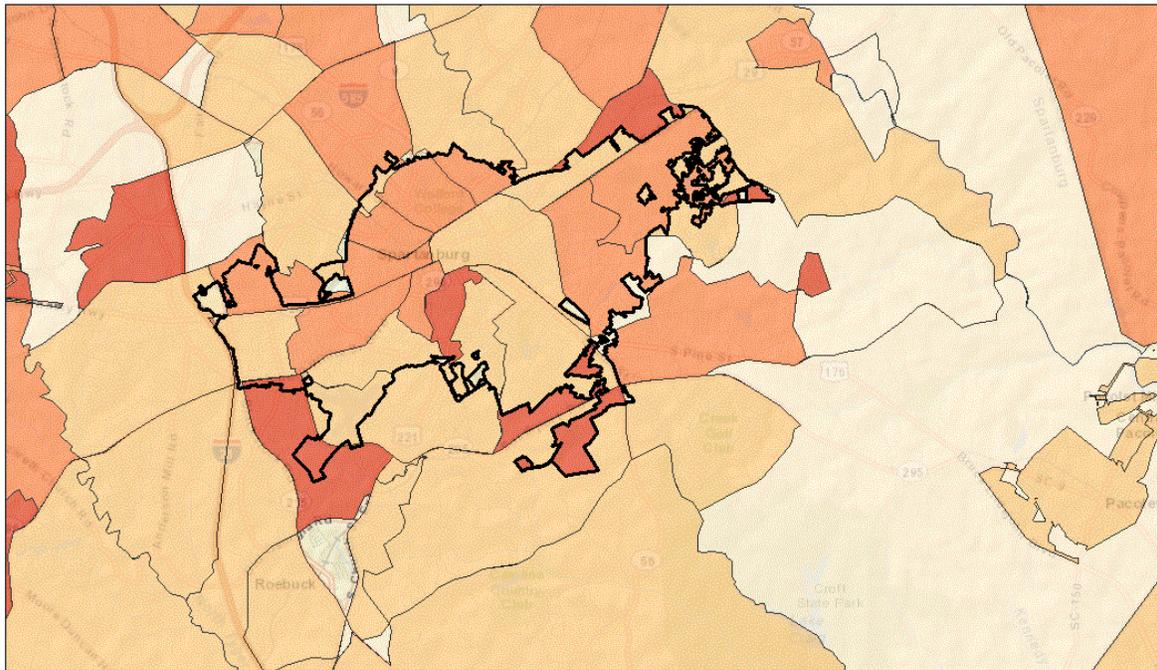
Override 1 MHHWthCostBurden
T8_LE80_CB50_PCT
 <15%
 15-30%
 30-45%
 45-75%

1:122,615
 0 1 2 4 mi
 0 1.5 3 6 km

Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Severely Cost Burdened Moderate Income Households -

Severely Cost Burdened Moderate Income Households -



March 4, 2014

Override 1 MHHWthCostBurden
T8_LE80_CB50_PCT
 15-30%
 30-45%
 45-75%
 <15%

1:122,615
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

Severely Cost Burdened Moderate Income Households -

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	15	0	0	25	40	0	0	0	0	0
Multiple, unrelated family households	15	0	0	45	60	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	30	0	0	70	100	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS
 Source:

Overcrowding is defined as having more than one person per room in a household. Overcrowding appears to solely rest with renters in Spartanburg. According to 2010 CHAS data, 100% of overcrowded households are rental units.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

The most recent Census estimates show 54% of renters and 32.9% of homeowners as paying more than 30% of their income on housing costs (2012 ACS). In total, 5,254 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden and needing some sort of assistance.

Renters across the board experience more housing problems, including cost burden, than homeowners.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2012 were 5,790 people living with a disability in Sparanburg- approximately 16% of the total population. 14.8% of all Spartanburg males have a disability, compared to 16.5% of females. Furthermore, approximately 14.4% of white and 17.9% of blacks have a disability.

What are the most common housing problems?

Like many South Carolina communities, affordability is by far the largest housing problem in Spartanburg. The most recent Census estimates show 54% of renters and 32.9% of homeowners as paying more than 30% of their income on housing costs (2012 ACS). In total, 5,254 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

There are 300 units of substandard housing in the City - defined as either lacking complete plumbing or complete kitchen facilities. Of the 300 substandard units, 49 housing units lacked complete plumbing facilities and 251 lacked complete kitchen facilities. While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having over 300 households living without adequate basic facilities is a problem that needs addressing.

Furthermore, there is reason to conclude the problem of substandard housing, when looked at from a broader viewer, is much more pervasive. As indicated below in the Market Analysis, Spartanburg has a large number of older homes that comprise its housing stock. There is a litany of problems associated with an older housing stock -including energy inefficiency and deferred maintenance issues and these problems have a greater impact on low-income populations.

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

The 2010 CHAS data, while yielding different totals than the recent Census, provides a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range is statistically more likely to have at least one problem than other income ranges, though not by a huge margin.

With both renters and owners, extremely low-income (30% AMI and below) households show a greater existence of severe housing problems. Renters are much more likely to live in an overcrowded household. 2010 CHAS data estimated that 100% of overcrowded households were renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

These issues are addressed in the Homeless Needs Assessment.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

NA

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

These issues are addressed in the Homeless Needs Assessment.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of housing problems amongst racial groups against that as the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

This table looks at housing problems amongst different racial populations in the 0-30% AMI range. Blacks/African American accounted for 78% of households with at least one housing problem in this income bracket. In contrast white households only accounted for 20% of those in the 0-30% AMI range who were living with at least one housing problem.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,270	560	260
White	445	205	110
Black / African American	1,780	355	140
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

The table below looks at housing problems amongst different racial populations in the 30-50% AMI range. Whites accounted for 38% of households with at least one housing problem in this income bracket, whereas Blacks/African American accounted for 61%.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,585	990	0
White	605	530	0
Black / African American	970	425	0
Asian	14	25	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

The table below looks at housing problems amongst different racial populations in the 50-80% AMI range. Whites accounted for 47% of households with at least one housing problem in this income bracket, as did Blacks/African Americans at 47%.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	915	1,700	0
White	430	755	0
Black / African American	430	910	0
Asian	65	40	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

This table looks at housing problems amongst different racial populations in the 80-100% AMI range. In absolute terms this income category experiences much less housing problems, as is to be expected with higher income households. Whites accounted for 50% of households with at least one housing problem in this income bracket, whereas Blacks/African Americans accounted for 41%. Hispanics represented 2.8% of households with housing problems in the 80-100% AMI range.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	375	1,055	0
White	190	585	0
Black / African American	155	370	0
Asian	15	39	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	60	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Blacks/African Americans experience a disproportionately greater need – they experience both poverty and housing problems at a much higher rate than Whites. While Blacks make up only 48% of the population of Spartanburg, they represent 78% of those in extreme poverty (0-30% AMI) with at least one housing problem. Similarly, they account for 61% of households in the Very Low-to-Low income group (30-50% AMI) with housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of severe housing problems amongst racial groups against that as the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

This table looks at severe housing problems amongst different racial populations in the 0-30% AMI range. Blacks/African American accounted for 74% of households with at least one housing problem in this income bracket. In contrast white households only accounted for 24% of those in the 0-30% AMI range who were living with at least one housing problem.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,755	1,070	260
White	415	230	110
Black / African American	1,305	830	140
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	4	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

This table looks at severe housing problems amongst different racial populations in the 30-50% AMI range. Whites accounted for 47% of households with at least one housing problem in this income bracket, whereas Blacks/African American accounted for 52.5%.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	1,880	0
White	330	800	0
Black / African American	365	1,030	0
Asian	4	35	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The table below looks at severe housing problems amongst different racial populations in the 50-80% AMI range. Whites accounted for 62% of households with at least one housing problem in this income bracket, as did Blacks/African Americans at 28%.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	390	2,235	0
White	245	935	0
Black / African American	110	1,230	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	35	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

This table looks at severe housing problems amongst different racial populations in the 80-100% AMI range. In absolute terms this income category experiences much less housing problems, as is to be expected with higher income households. Whites accounted for 15% of households with at least one housing problem in this income bracket, whereas Blacks/African Americans accounted for 61.5%. Asians represented 23% of households with housing problems in the 80-100% AMI range.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65	1,365	0
White	10	765	0
Black / African American	40	490	0
Asian	15	39	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Following the pattern from before, Blacks/African Americans experience a disproportionately greater need – they experience severe housing problems at a much higher rate than Whites. While Blacks make up only 48% of the population of Spartanburg, they represent 74% of those in extreme poverty (0-30% AMI) with at least one housing problem. Conversely, while Whites make up just 47% of the population they account for 62% of those in the 50-80% AMI group with at severe housing problems. Finally, Asians represented 23% of households with housing problems in the 80-100% AMI range, while only comprising 1.8% of the total population – a giant disproportion.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the existence of housing cost burden amongst racial groups against that as the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,190	2,485	2,785	260
White	5,890	805	1,035	110
Black / African American	3,830	1,620	1,680	140
Asian	230	40	44	0
American Indian, Alaska Native	20	0	0	0
Pacific Islander	0	0	0	0
Hispanic	150	14	15	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

Blacks accounted for 46% of those experiencing housing cost burden. Whites accounted for 50% of cost burdened households, where Asians experienced 2%. While a high number of Spartanburg citizens are cost burdened, the distribution of burden is in proportion to the populations.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Blacks/African Americans experience a disproportionately greater need – they experience both poverty and housing problems at a much higher rate than Whites. While Blacks make up only 48% of the population of Spartanburg, they represent 78% of those in extreme poverty (0-30% AMI) with at least one housing problem. Similarly, they account for 61% of households in the Very Low-to-Low income group (30-50% AMI) with housing problems.

Following the pattern from before, Blacks/African Americans experience a disproportionately greater need – they experience severe housing problems at a much higher rate than Whites. While Blacks make up only 48% of the population of Spartanburg, they represent 74% of those in extreme poverty (0-30% AMI) with at least one housing problem. Conversely, while Whites make up just 47% of the population they account for 62% of those in the 50-80% AMI group with at severe housing problems. Finally, Asians represented 23% of households with severe housing problems in the 80-100% AMI range, while only comprising 1.8% of the total population – a giant disproportion.

Blacks accounted for 46% of those experiencing housing cost burden. Whites accounted for 50% of cost burdened households, where Asians experienced 2%. While a high number of Spartanburg citizens are cost burdened, the distribution of burden is in proportion to the populations.

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

These needs have been adequately identified in the above discussions as well as throughout the plan.

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

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The City of Spartanburg is served by the Spartanburg Housing Authority. The mission of the Housing Authority is similar to that of Neighborhood Services Department: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The Spartanburg Housing Authority (SHA) manages approximately 1,132 Public Housing units, 435 Non-PHA units, and 105 Market Rentals, located in sixteen (16) communities throughout the City of Spartanburg. SHA's Public housing comes in all sizes and types, from duplexes, garden style apartment and townhouses in various bedroom sizes to high-rise apartments for elderly families. SHA also has accessible units for individuals with disabilities.

The Housing Authority administers the Section 8 Rental Assistance Program, which provides subsidies for privately owned housing for eligible applicants in the Housing Authority's Service Area. SHA currently manages 1,827 vouchers, 232 of which are project-based and 1595 of which are tenant-based. Tenants are required to pay 30% of their income toward the rent and the Authority subsidizes the difference up to the Fair Market Rent established by the US Department of Housing and Urban Development (HUD) on an annual basis. Eligibility is primarily based on income and is established by HUD and adjusted annually. The Authority's Family Self-Sufficiency Program (FSS) is designed to help low-income families attain a better standard of living while promoting self-sufficiency. Participants sign a five-year contract that sets out specific goals to be accomplished during the time period including first time employment, higher education, establishment of a self-sustaining atmosphere, and the opportunity to establish and build an interest bearing escrow account. The account becomes available once the family has completed the FSS program and has been free of all public aid for 12 months.

The tables below provide details on public housing programs and units in Spartanburg, as well as demographic information on residents who utilize public housing services.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	290	1,132	1,827	232	1,595	0	0	0

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

SHA Inventory

Data Source Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	5,244	8,307	11,341	9,874	11,348	0	0	
Average length of stay	0	2	4	4	1	4	0	0	
Average Household size	0	1	2	2	2	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	15	176	304	27	271	0	0	
# of Disabled Families	0	55	272	431	28	396	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	290	1,085	1,659	194	1,420	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	25	172	343	22	314	0	0	0
Black/African American	0	264	902	1,310	172	1,100	0	0	0
Asian	0	0	4	0	0	0	0	0	0
American Indian/Alaska Native	0	1	6	5	0	5	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	9	17	3	13	0	0	0
Not Hispanic	0	287	1,076	1,642	191	1,407	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As of March 2014 there were 1,389 people on the Spartanburg Housing Authority's waiting list. 276 of those on the waiting list are categorized as having some sort of disability, yet only 9 (less than 1%) of the wait list units are mobility accessible unit requests.

327 current SHA public housing tenants and 431 voucher recipients are classified as disabled families.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

MBHA Waiting List Demographics

As of March 2014 there were 1,389 people on the Spartanburg Housing Authority's waiting list. There is a significantly high unmet demand for public housing in Spartanburg and current funding levels simply do not allow supply to meet that demand.

The racial breakdown of the SHA's waiting list was 80% Black and White 19.5%. All other races make up the remaining half percent. Given that Blacks and Whites comprise a similar proportion of Spartanburg's population, these demographics highlight a vast disparity in poverty and housing needs amongst the two populations, with Blacks represented four times more frequently than whites on SHA's waiting list.

The elderly make up 4.2% of the residents currently on the waiting list, and 20% are categorized as having a disability. Individuals who are currently homeless comprise 3.6% of those on the SHA wait list.

Current MBHA Tenant Demographics

Whites makes up 14% of residents currently in public housing units, whereas Blacks make up 85%. Similarly, Whites account for 20% of Section 8 Vouchers and Blacks account for 79% of those receiving Section 8 assistance. These PHA statistics again highlight the great disparity in poverty and need between Blacks and Whites in Spartanburg. The average annual income of public housing residents ranges from \$5,244 for those living Mod-Rehab units to \$8,307 for those living in traditional public housing units. The average annual income for Section 8 Voucher recipients was \$11,341. Furthermore, people who receive project-based vouchers earn 13% less per year, on average, than those who receive tenant-based vouchers.

The average annual income for Section 8 Voucher recipients was \$11,341. Furthermore, people who receive project-based vouchers earn 13% less per year, on average, than those who receive tenant-based vouchers.

The average household size of both public housing and Section 8 clients is 2, keeping with state and national trends. Disabled residents comprised 24% of those in public housing units and 26% of Section 8

Voucher recipients. 14% of public housing residents were elderly, as were 18% of Section 8 Voucher recipients.

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

Current housing authority tenants and those on the waiting list for vouchers are significantly lower income than the population at large. The housing authority population is also much more likely to be a single-parent household. Furthermore, single-parent households are much more likely to be female heads of household.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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

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

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	78	5	145	175	45	425

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	9	1	39	85	23	180
Persons in Households with Only Adults	94	161	250	350	75	180
Chronically Homeless Individuals	2	24	80	110	40	365
Chronically Homeless Families	2	0	3	7	2	365
Veterans	4	13	75	120	50	180
Unaccompanied Child	6	1	2	15	2	180
Persons with HIV	12	65	15	25	30	225

Table 26 - Homeless Needs Assessment

Data Source Comments: Point in Time Count, January 2014

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Rural Homeless

There are very few shelters in the rural areas. There is a shelter in Woodruff, however, it has opened and closed and is now reopening again with a few beds just for veterans. Often what happens is that the homeless people in the rural part of the county sleeps on sofas of friends or relatives and end up moving a lot; the doubled up homeless. Making matters worse is the lack of public transportation in the rural areas. If there was more public transportation in the whole county, people could get to the shelters and resources that do exist.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	658	0
Black or African American	0	0
Asian	3	0
American Indian or Alaska Native	4	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	36	0
Not Hispanic	1,240	0

Data Source

Comments: 2013 HMIS Demographic Data

Race/Ethnic Groups in Emergency Shelters or Transitional Housing

Race or Ethnic Group	Emergency Services Individuals	Transitional Housing Individuals	Emergency Services Families	Transitional Housing Families	Total for ES & TH	% of Homeless Population
White	350	12	272	24	658	53.06
Black/AA	268	17	216	28	529	42.66
Asian	2	0	1	0	3	>1
American Indian/ Alaska Native	4	0	0	0	4	>1
Multi-Races	1	0	24	6	31	2.50
Infor. Missing	2	0	12	1	15	1.20
Pacific Islander						
Hispanic	12	0	24	0	36	2.9
Total Homeless Population	627	29	525	59	1240	

Race of Emergency Shelter and Transitional Housing Occupants

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

Families with Children

United Housing Connections, the area's Continuum of Care coordinator, estimates that 145 families with children experience homelessness in Spartanburg each year. They estimate that families with children who experience homelessness are homeless for an average of 425 days. The 2014 PIT Count found 83 homeless persons in households that had at least one adult and one child. Of these homeless families, 5 were sheltered and 78 were unsheltered. Homeless children face a litany of complexities and problems that, if left unresolved, can contribute to them continuing a pattern of homeless into adulthood. Chiefly among them is the added stresses on educational attainment that the homeless face. Lack of transportation, volatile living conditions, and general instability make simply showing up to school a challenge. Studying, focusing, and excelling in these conditions can seem insurmountable.

The National Coalition for Homelessness provides insight into the realities faced by families with children who experience homelessness. Their "Homeless Families with Children" fact sheet explains:

There is a common misconception that homelessness is an issue that only pertains to single men and women, but in reality thousands of families a year will experience homelessness. In fact, 41% of the homeless population is comprised of families. (National Alliance to End Homelessness). Homelessness is a devastating experience for families. It disrupts virtually every aspect of family life, damaging the physical and emotional health of family members, interfering with children's education and development, and frequently resulting in the separation of family members.

In 2007, 23% of all homeless people were members of families with children (US Conference of Mayors, 2007). Recent evidence confirms that homelessness among families is increasing. The rate of requests for emergency assistance by families rose faster than the rate for any other group between 2006 and 2007. In some cities, it rose by as much as 15%.

Homelessness severely impacts the health and well being of all family members. Children without a home are in fair or poor health twice as often as other children, and have higher rates of asthma, ear infections, stomach problems, and speech problems (Better Homes Fund, 1999). Homeless children also experience more mental health problems, such as anxiety, depression, and withdrawal. They are twice as likely to experience hunger, and four times as likely to have delayed development. These illnesses have potentially devastating consequences if not treated early.

Deep poverty and housing instability are especially harmful during the earliest years of childhood; alarmingly, it is estimated that almost half of children in shelter are under the age of five (Homes for the Homeless, 1998). School-age homeless children face barriers to enrolling and attending school, including transportation problems, residency requirements, inability to obtain previous school records, and lack of clothing and school supplies.

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

According to 2013 HMIS demographic data on those utilizing emergency shelter and transitional housing services, 53% of Spartanburg's homeless population were White and 43% Black. Hispanics represented 3% of persons utilizing emergency shelter and transitional housing services, whereas Asians and American Indian/Alaskan represented less than one percent each. Multi-racial individuals comprised 2.5% of the homelessness housing services. This data is broken down in more detail in the two race & ethnicity tables above.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

Veterans

United Housing Connections, the area's Continuum of Care coordinator, estimates that 75 veterans experience homelessness in Spartanburg each year. They estimate that veterans who experience homelessness are homeless for an average of 180 days. The 2014 PIT Count found 13 sheltered and 4 unsheltered homeless veterans throughout Spartanburg. As a population, veterans have special needs and challenges when compared to the broader homeless population. Veterans tend to have higher education attainment and professional experience, and on that factor have a greater ability to transition into the workforce if their issues are treated or resolved. On the other hand, Veterans have a higher prevalence of medical issues, including PTSD and problems with substance abuse.

The National Coalition for Homeless Veterans provides insight into the issue homelessness amongst our nation's veterans. Their "FAQ About Homeless Veterans" explains:

"The U.S. Department of Veterans Affairs (VA) states that the nation's homeless veterans are predominantly male, with roughly 8% being female. The majority are single; live in urban areas; and suffer from mental illness, alcohol and/or substance abuse, or co-occurring disorders. About 12% of the adult homeless population are veterans.

Roughly 40% of all homeless veterans are African American or Hispanic, despite only accounting for 10.4% and 3.4% of the U.S. veteran population, respectively.

Homeless veterans are younger on average than the total veteran population. Approximately 9% are between the ages of 18 and 30, and 41% are between the ages of 31 and 50. Conversely, only 5% of all veterans are between the ages of 18 and 30, and less than 23% are between 31 and 50.

As to the causes of veteran homelessness: In addition to the complex set of factors influencing all homelessness - extreme shortage of affordable housing, livable income and access to health care - a

large number of displaced and at-risk veterans live with lingering effects of post-traumatic stress disorder (PTSD) and substance abuse, which are compounded by a lack of family and social support networks. Additionally, military occupations and training are not always transferable to the civilian workforce, placing some veterans at a disadvantage when competing for employment.

A top priority for homeless veterans is secure, safe, clean housing that offers a supportive environment free of drugs and alcohol.

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons, defined as aged 65 years or older, comprise 16.1% Spartanburg's population. That's two percent higher than the statewide rate of 14.2%. Median age has increased Spartanburg since 2000 - from 34.7 in 2000 and 37.4 years in 2012 (2012 ACS.) This demographic shift should continue as South Carolina is projected to experience a dramatic population increase of 85% to 115% among residents aged 65 and over through 2025. As the population continues to age, there will be an increased demand for additional services for the elderly – many of whom have limited and fixed incomes and live alone.

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

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

Physical and Developmental disability

The South Carolina Vocational Rehabilitation Department (SCVRD) serves more than 40,000 people with physical disabilities at any given time. SCVRD helps South Carolinians with disabilities to prepare for, achieve, and maintain competitive employment through a statewide service delivery system. The South Carolina Department of Labor, Licensing and Regulation's Board for Barrier Free Design consults with contractors to ensure accessibility of new structures and during the remodeling of existing structures. This board also provides technical assistance to county

governments that have no building code or inspection department and offers general information on accessibility standards.

The South Carolina Commission for the Blind offers diagnostic, prevention, training, and support services to people with legal blindness or severe visual disabilities; also provided are an educational radio service, independent living services, and technological assistance related to employment.

In addition to state wide services, the Spartanburg County Disabilities and Special Needs Board, in cooperation with the Spartanburg office of the South Carolina Department of Disabilities and Special Needs (SCDDSN), provides a variety of services to those with physical and mental disabilities. The SCDDSN has specialized service programs for individuals suffering from a wide array of disabilities including, but not limited to, mental retardation, autism, head and spinal cord injuries, and related disabilities.

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

Elderly

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

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

Mental illness and substance abuse

Persons with mental illness, disabilities, and substance abuse problems need an array of services. Their housing needs require a design that ensures residents maximum independence in the least restrictive

setting, including independent single or shared living quarters in communities, with or without onsite support. Options include:

- Living with family or friends with adequate support and/or respite services.
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate.
- Rental housing that will meet needs of those ready to move to independent living arrangements.

Those individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. The housing needs for this population are similar to other low-income individuals. However, because of their limited income, many of these individuals may live in either unsafe or substandard housing. These citizens need case management, support services, and outpatient treatment services to monitor and treat their mental illness.

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

The South Carolina Department of Health and Control estimates that as of December 31, 2012 there were 15,349 people living with HIV or AIDS throughout the state. 638 of those were in Spartanburg.

Persons with HIV/AIDS in South Carolina are overwhelmingly likely to be black, with blacks making up 73% of the state's HIV/AIDS cases. Whites make up 22% HIV/AIDS cases and all other races comprise the remaining few percent.

84.1% of persons living with HIV/AIDS in South Carolina are over the age of 40, with 38.5% in the 40-49 age bracket and 45.6% being over 49. Persons between the ages of 30 and 39 make up the next largest age cohort at 12.2%.

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

The City of Spartanburg’s need for Public Facilities is based on low to moderate income persons living in Spartanburg. The City has successful partnerships with well-balanced organizations made up of local government agencies, housing providers, service providers, non-profits, and other interested groups to determine and meet the need for Public Facilities. The City of Spartanburg is committed to providing diverse, exceptional and sustainable services to the community through innovative and collaborative practices to fulfill the need for Public Facilities.

The City of Spartanburg’s Community Development Department is currently offering fun and exciting recreational and educational classes to our communities. Our Public Facilities offer a wide variety of recreational programs to citizens of all ages. These programs take place in city parks, community centers and other locations. The community centers have meeting rooms available for senior activities and craft classes. The community centers also have sports programs such as basketball and football, and many other youth activities.

How were these needs determined?

The City works with public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources, and promote the coordination of resources. Representatives from public and private agencies, as well as the private sector are involved in assisted the City to obtain information and provide input to the development of Public Facilities.

Describe the jurisdiction’s need for Public Improvements:

The City of Spartanburg’s need for Public Improvements is based on low to moderate income persons living in Spartanburg. The City has identified special needs for the Community with the input from the areas public and private agencies.

An example of a Public Improvements is the Neighborhood Pride Grant. It is a creation of a “mini” grant program for small beautification projects, entrance signs, landscaping and other improvements in low and moderate income neighborhoods. Another Public Improvement the City has adopted is the Healthy Food Hub. The Healthy Food Hub project will be a vibrant way to serve fresh fruit and vegetables to the citizens of Spartanburg. When completed, it will have a farmers market that will sell locally grown foods, a commercial kitchen, and a cafe that will sell nutritious meals.

Other City projects will provide activities aimed at Public Improvements in communities or neighborhoods, helping to make them livable or viable by providing building of sidewalks, repaving of roads, and installation of new sewer lines along the redevelopment areas in the City.

How were these needs determined?

The City works with public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources, and promote the coordination of resources. Representatives from public and private agencies, as well as the private sector involved in assisted housing, health services, and social services participate in individual and group meetings to obtain information and provide input to the development of Public Improvements.

Describe the jurisdiction’s need for Public Services:

The City of Spartanburg’s need for Public Services is based on low to moderate income persons living in Spartanburg. Each year the City holds Community Forums and Public Hearings in an effort to involve citizens and learn more about the needs for Public Services in the Communities. In addition, the City collaborates with a Citizens Advisory Committee, City and Community Leaders, and Non-profit Agencies to achieve the City’s priority needs for Public Service.

How were these needs determined?

Each year efforts are made to work with Non-profit Agencies to provide housing needs, youth programs, and economic opportunities for low income persons through public service activities. The City has successful partnerships with well-balanced organizations made up of local government agencies, housing providers, service providers, non-profits, and other interested groups to determine and meet the need for Public Services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Spartanburg by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section looks at the makeup of Spartanburg's housing stock in terms of housing type and tenure. 503 units of housing have been created in Spartanburg since 2000, which represents a mere 3% growth. To compare, South Carolina as a whole saw its housing stock grow by 39% since 2000.

Of the 18,215 total units in the City's housing stock, 11,165 (61%) are detached, single-family homes - by the largest category (2012 ACS). Together, small and medium sized multi-family developments comprise 29% of Spartanburg's housing stock, with 2-4 unit developments making up 14% and 5-19 unit developments making up 15%. The City's housing stock composition is roughly on par with that of South Carolina as a whole, except in terms of mobile homes. Statewide, mobile homes comprise 20% of the housing stock, whereas in Spartanburg they only account for 1% of total units. The table below break this data out into further detail.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,165	61%
1-unit, attached structure	373	2%
2-4 units	2,623	14%
5-19 units	2,659	15%
20 or more units	1,155	6%
Mobile Home, boat, RV, van, etc	240	1%
Total	18,215	100%

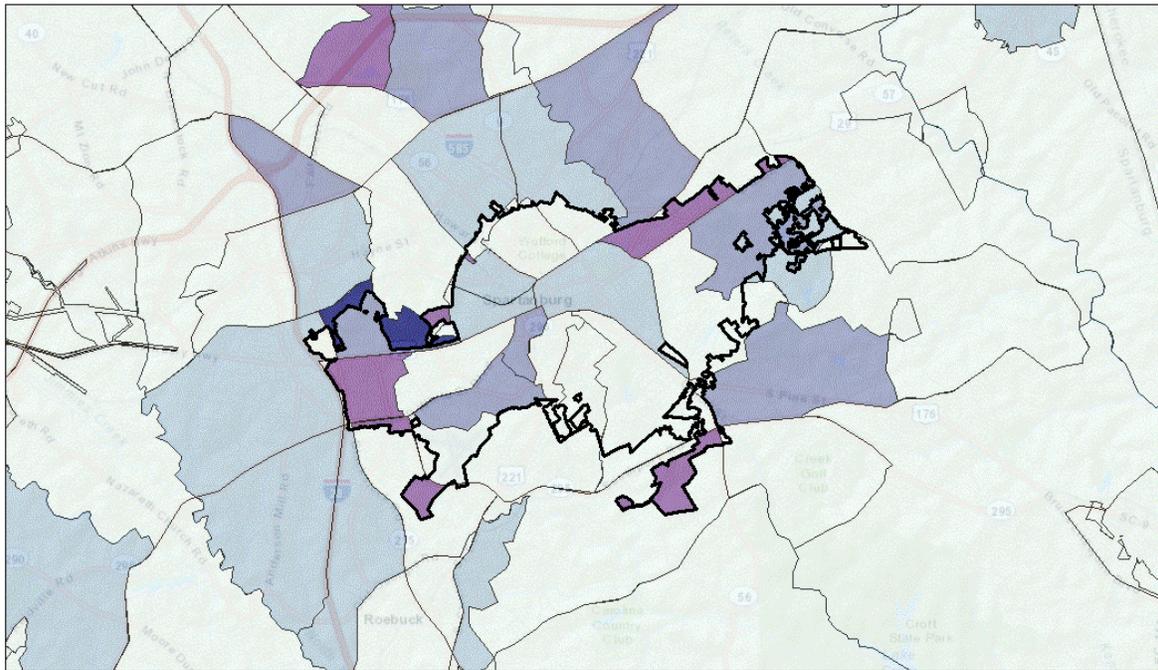
Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Percentage of Structures With 5-19 Units -



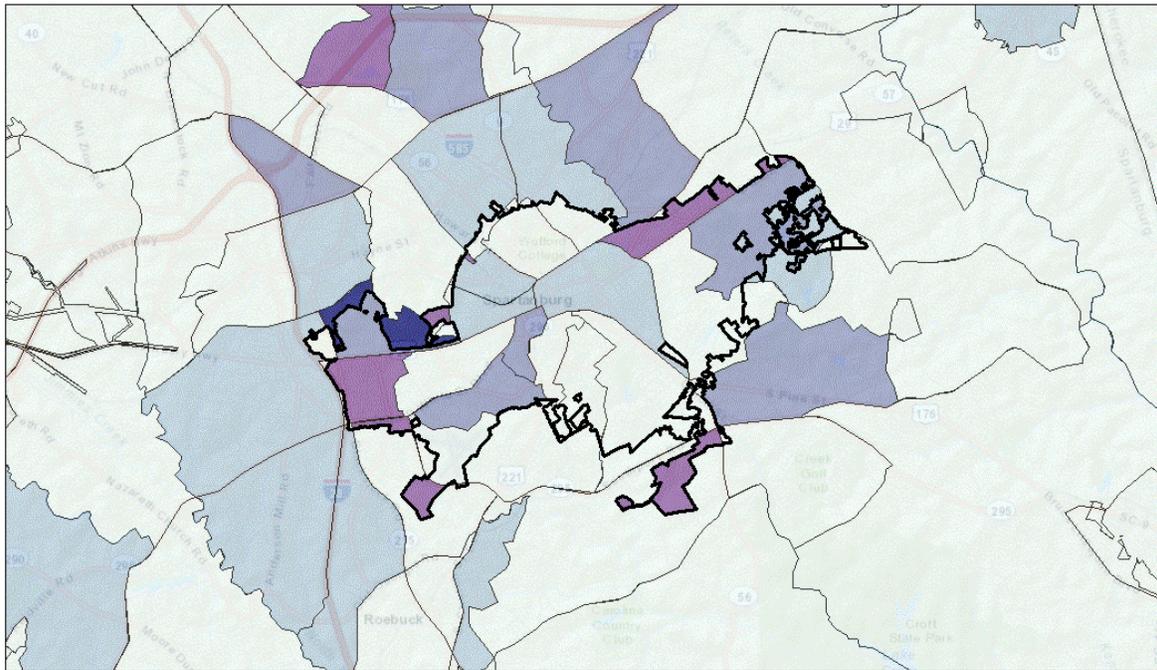
March 5, 2014

Override 1 StructuresWith5to19Units 5-15% >55%
 B25024_5TO19_PCT 15-30%
 <5% 30-55%

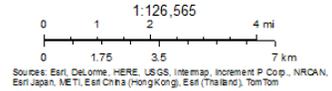
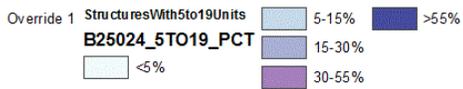
1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, iPlanet, P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

Percentage of Structures With 5-19 Units -

Percentage of Structures With 5-19 Units -



March 5, 2014

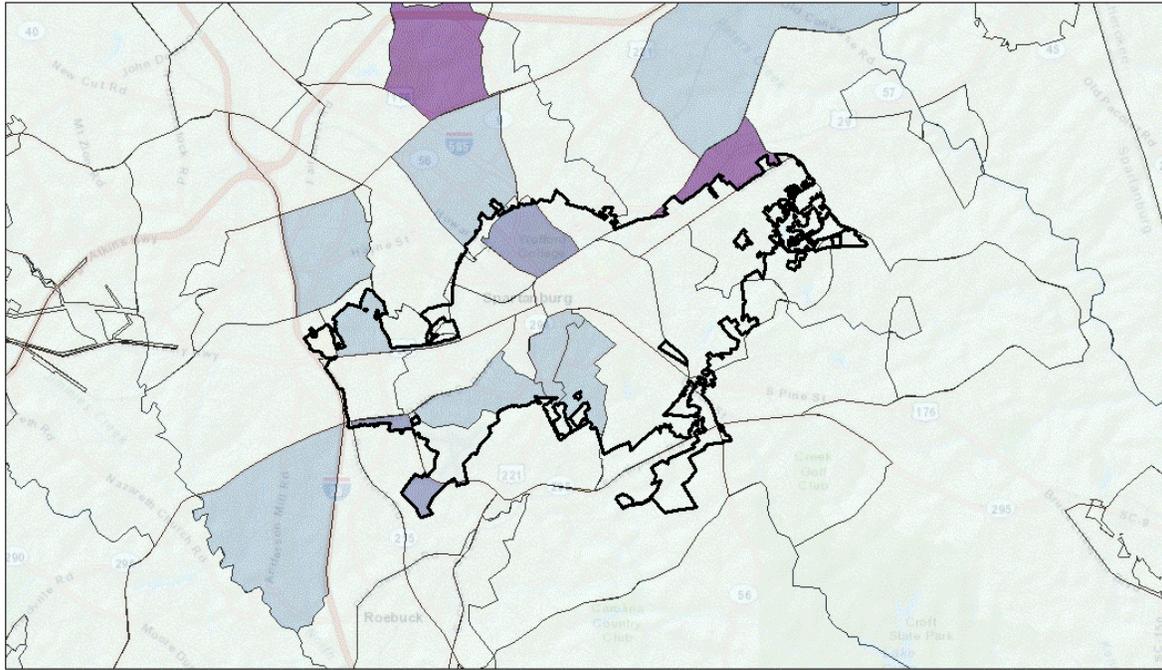


Percentage of Structures With 5-19 Units -

Small to Medium Multifamily Developments

The map above identifies the concentrations of small to medium sized multifamily developments (5-19 units) in Spartanburg. The purple and darker blue shades show higher concentrations of these developments, and the lighter blue and green shades show areas of less concentration.

Percentage of Structures With 20 or More Units -



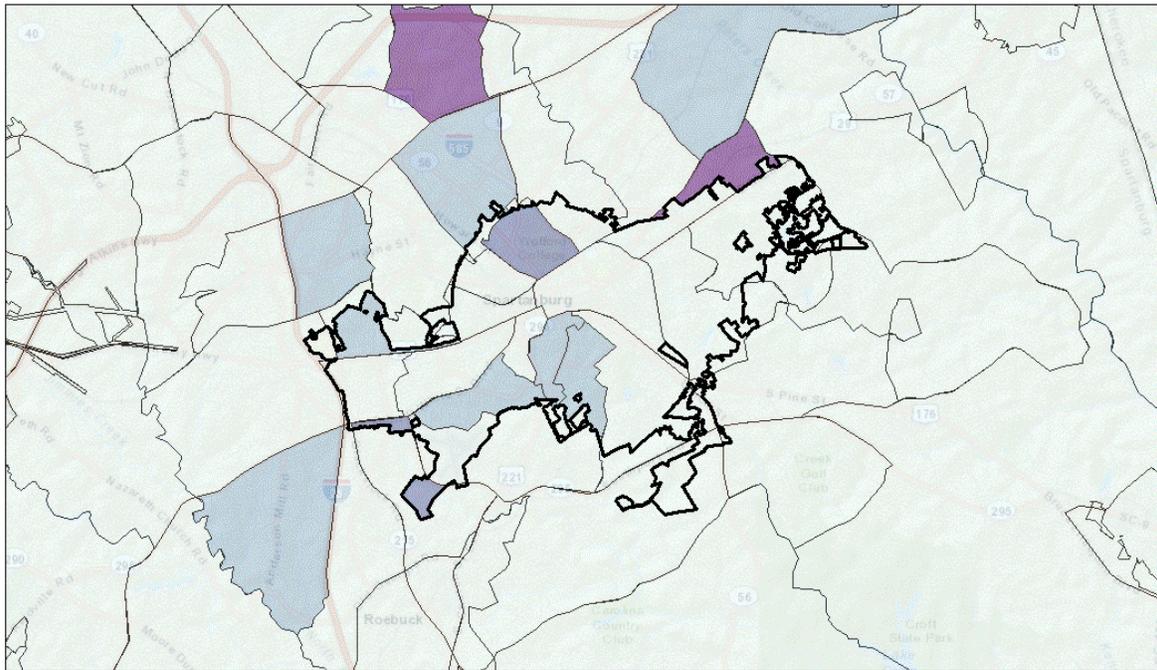
March 5, 2014

Override 1 StructuresWith20orMoreUnits
B25024_20PLUS_PCT
 <5%
 5-15%
 15-35%
 35-65%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incentiv P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The Land), TomTom

Percentage of Structures With 20 or More Units -

Percentage of Structures With 20 or More Units -



March 5, 2014

Override 1 StructuresWith20orMoreUnits
 B25024_20PLUS_PCT
 <5%
 5-15%
 15-35%
 35-65%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Percentage of Structures With 20 or More Units -

Large Multifamily Developments

This map details the prevalence of larger multifamily developments (20+ units) throughout Spartanburg. The map above identifies the concentrations of small to medium sized multifamily developments in Spartanburg. The purple shades show higher concentrations of these developments, and the lighter blue and green shades show areas of less concentration.

Small to Medium Multifamily Complexes

The map above identifies the concentrations of small to medium sized multifamily developments (5-19 units) in Spartanburg. The purple and darker blue shades show higher concentrations of these developments, and the lighter blue and green shades show areas of less concentration.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	49	0%	598	8%
1 bedroom	140	2%	3,011	42%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	2,740	35%	6,828	95%
3 or more bedrooms	12,725	162%	3,941	54%
Total	15,654	199%	14,378	199%

Table 28 – Unit Size by Tenure

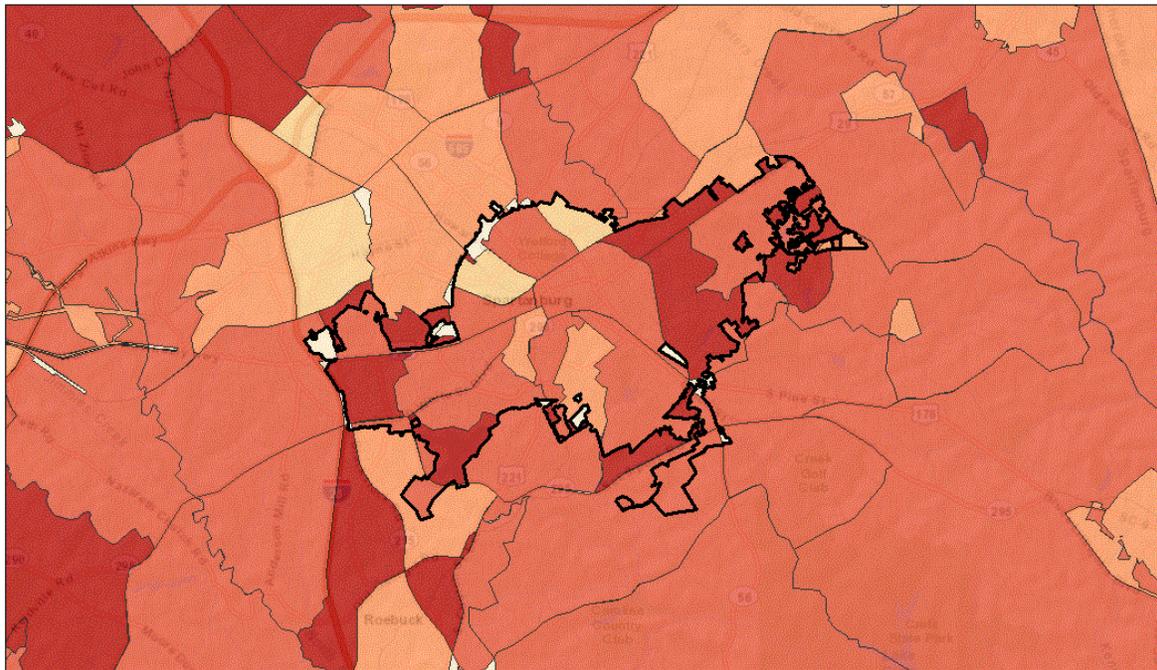
Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

The above table compares unit sizes (by number of bedrooms) with housing tenure. Amongst owner-occupied homes, units with 3 or more bedrooms dominate – comprising 82% of all owner units. Spartanburg’s renters tend to live in smaller units. Homes with 3 or more bedrooms make up only 27% of rental units, whereas 47% are 2 bedrooms.

Owner Occupied Units With Three or More Bedrooms -



March 5, 2014

Override 1 OwnerUnitsWith3orMoreBedrooms
B25042_OWN_3PLUS_BDR_PCT
 <20% 20-50% 50-75% 75-90% >90%

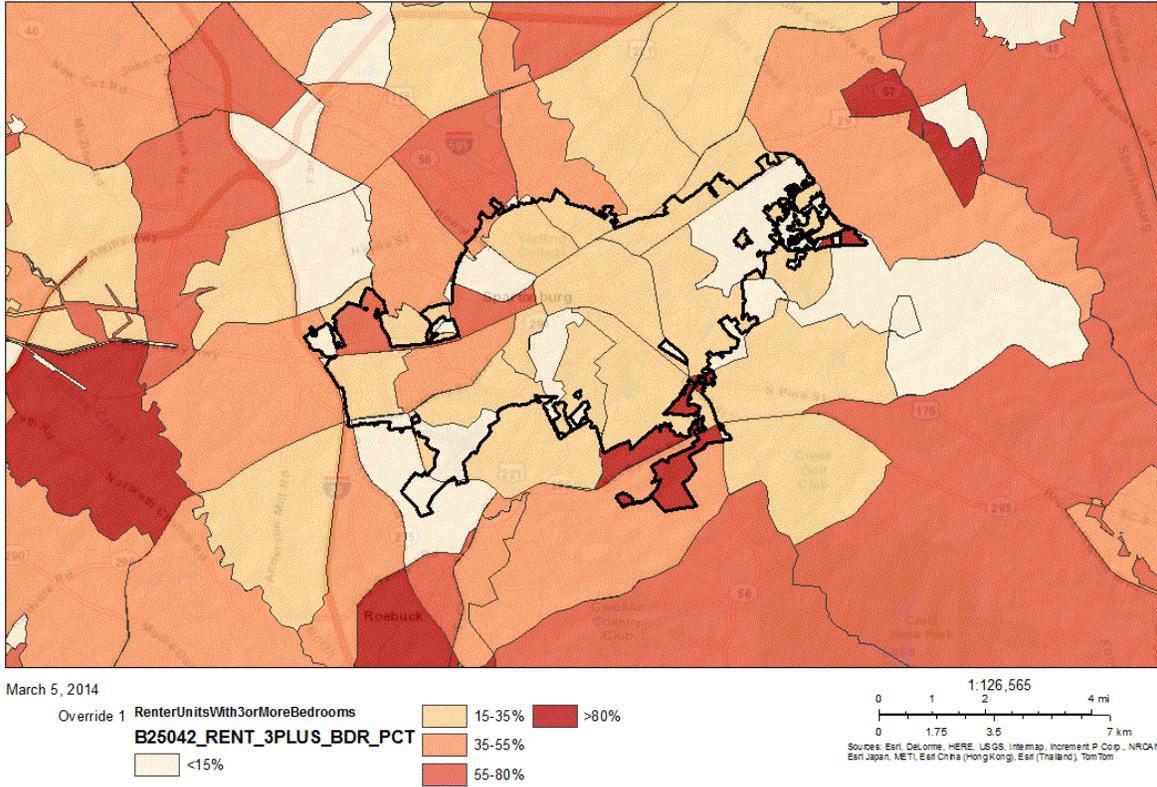
1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, NET, Esri China (Hong Kong), Esri (Thailand), TomTom

Owner Occupied Units With Three or More Bedrooms -

Large Owner Occupied Homes

The map above details the prevalence of owner occupied units with three or more bedrooms in Spartanburg. The prevalent medium-orange shade covering much of the City displays areas where between 75% and 90% of the owner occupied units have at least three bedrooms. The darkest colored orange areas are areas where three bedrooms comprise 90% or more of the units. As can be seen from the map, units with 3+ bedrooms are very common amongst homeowners in the City. They make up 82% of all owner-occupied housing in Spartanburg.

Rental Units With Three or More Bedrooms -



Rental Units With Three or More Bedrooms -

Large Renter Occupied Homes

This map details the concentration of large rental units (3 or more bedrooms) throughout Spartanburg. The prevalent medium-orange shade covering much of the City displays areas where between 75% and 90% of the owner occupied units have at least three bedrooms.

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

Spartanburg will target single-family detached homes as part of the owner occupied housing rehabilitation program. Current program goals are to rehab five houses per year. HOME program funds of roughly \$125k per year are planned for owner occupied rehab in the Northside neighborhood. These

funds will go towards single-family detached homes for households earning up to 80% AMI. HOME funds will also be used to redevelop dilapidated rental housing units. The rental rehab funds will be slotted for households earning up to 60% AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Due to a problem of dilapidated and substandard homes in the community, small number of units will be demolished as part of the blight removal programs. However the plan will call for the construction of new affordable units to replace those that were demolished. Thus, the number of affordable housing units should only increase, or at worst remain the same, over the next five years.

The City currently demolishes approximately 12 dilapidated homes per year. However, these homes are not really part of the existing housing stock due to poor condition. Rather, the removal of slum and blight makes the remaining units in these neighborhoods more attractive. Via Code Enforcement efforts (using CDBG funds) the City works with rental property owners to repair roughly 25 homes per year.

Furthermore, the Spartanburg Housing Authority currently has a significant number of units offline due poor condition. The SHA has recently been awarded HUD - RAD funds and LIHTC funding to improve these units and bring them back online in the next 24-36 months.

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

While housing costs are comparatively low in Spartanburg, low incomes and unemployment ensure that affordable housing is out of reach for many residents. Cost burden remains the number one housing problem in the City, meaning there is a lack of affordable units. ACS data suggests roughly 33% of owners and 54% of renters pay more than 30% of their income towards housing costs.

Furthermore, there exist pocket neighborhoods of low-moderate income households that have become neglected and to a degree, blighted. On the surface, there appears to be an ample quantity of units in Spartanburg, in light of the number of vacant homes. However, the availability of safe, decent and affordable units is severely lacking.

Describe the need for specific types of housing:

Quality, affordable units that are both decent and safe are needed across the board. Beyond that, there is a specific need for small multi-family units and/or town home units. The Spartanburg Housing Authority currently has a substantial number of units offline due to poor condition and funding has been received to rehab nearly 100 units over the coming 24-36 months. Affordable multifamily units are in great need.

Discussion

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

Introduction

The tables below describe the cost of housing for both owners and renters in Spartanburg.

Table 1 looks at median home prices and rents for 2000 and 2012. Despite the national housing downturn and prolonged recession, housing costs have risen across the board in Spartanburg – with home prices and rents increasing by 40%.

Table 2 breaks out the rent paid by price cohorts. 57% of renters pay less than \$500 a month and 40% pay between \$500 and \$999. Even with comparatively low rents, a significant portion of renters remain cost burdened in the City – highlighting the toll lower incomes, poverty, and unemployment have on the community.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	84,100	117,500	40%
Median Contract Rent	367	513	40%

Table 29 – Cost of Housing

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Rent Paid	Number	%
Less than \$500	6,065	113.2%
\$500-999	6,717	80.6%
\$1,000-1,499	944	5.9%
\$1,500-1,999	137	0.3%
\$2,000 or more	44	0.0%
Total	13,907	200.0%

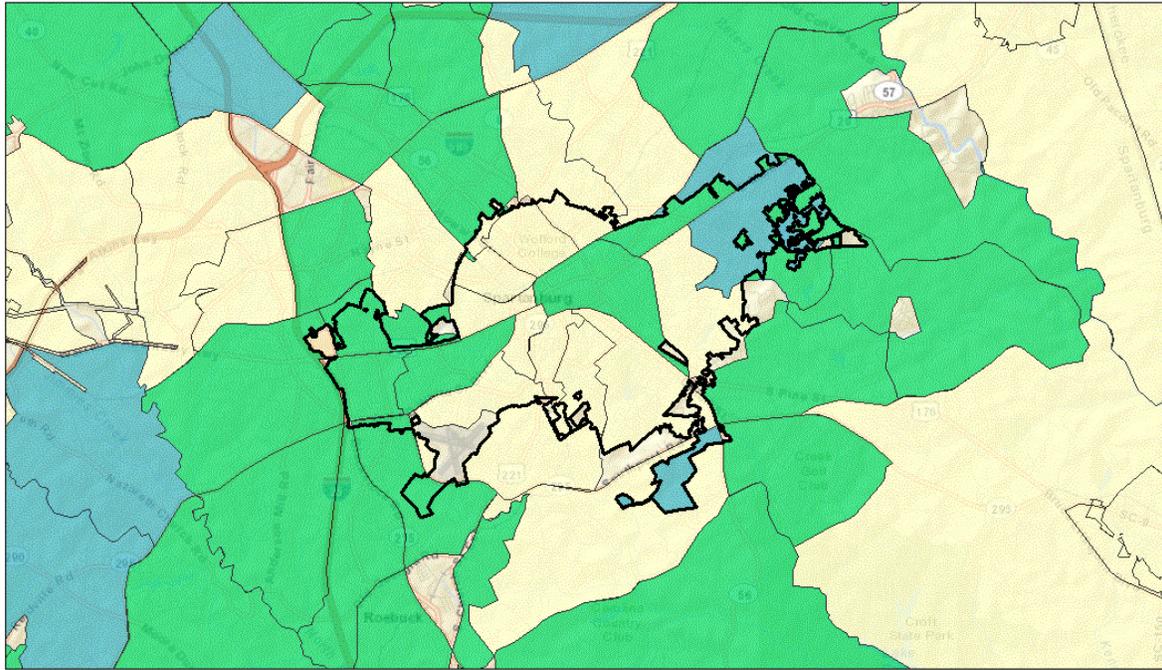
Table 30 - Rent Paid

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Spartanburg Median Contract Rents -



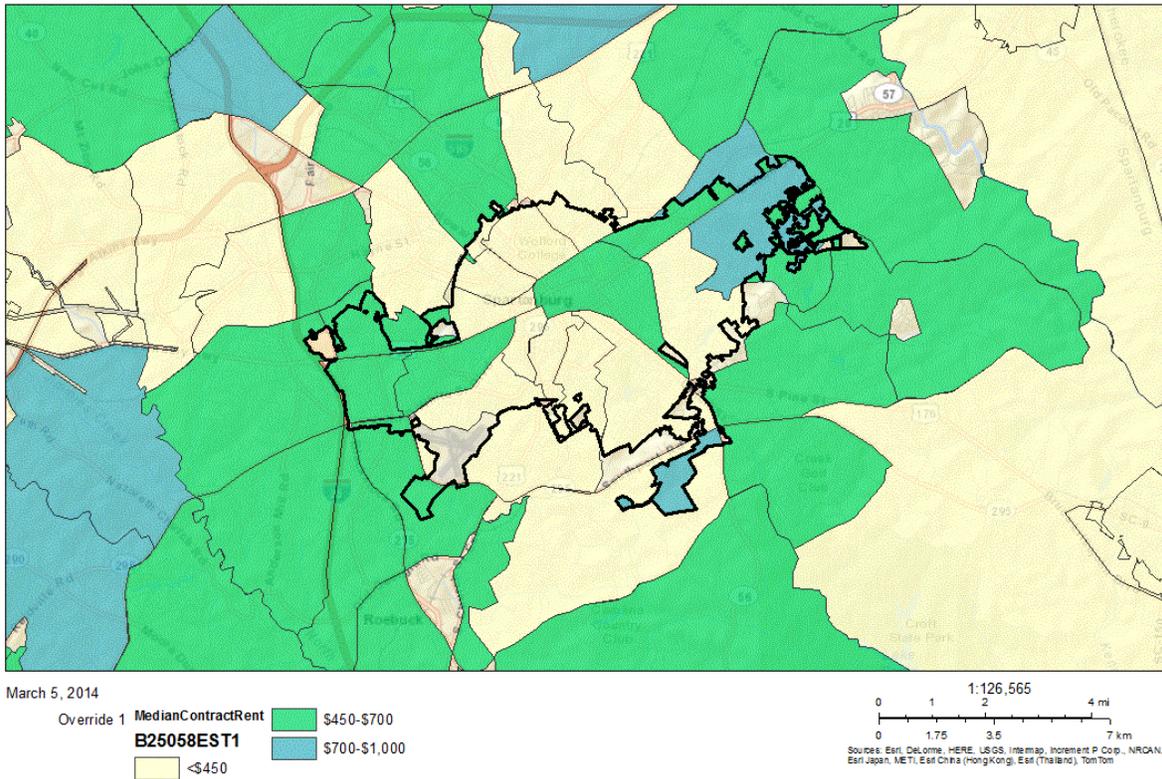
March 5, 2014

Override 1 MedianContractRent \$450-\$700
 B25058EST1 \$700-\$1,000
 <\$450

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incentiv P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Spartanburg Median Contract Rents -

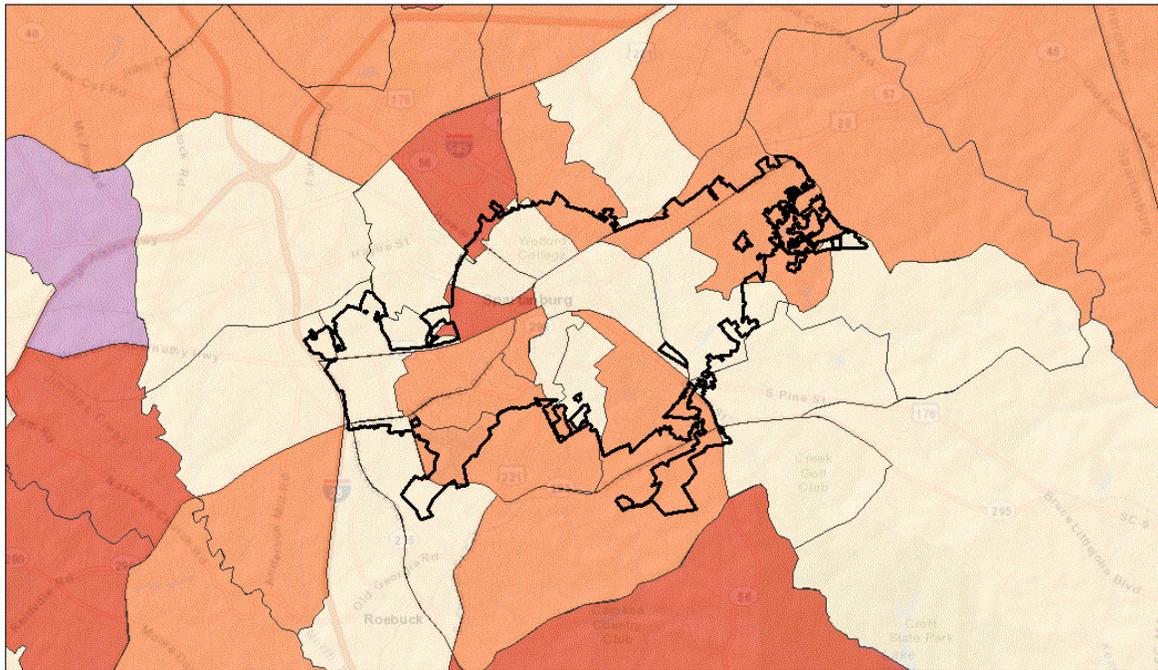
Spartanburg Median Contract Rents -



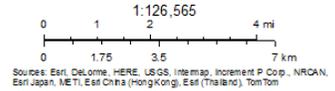
**Spartanburg Median Contract Rents -
Median Contract Rents**

The above map displays median contract rents throughout Spartanburg. The blue areas show the highest rent cohort in the City, ranging from \$700-\$1000. The green areas represent the middle of cohort of \$450-\$700 and the beige areas show rents less than \$450.

Change in Median Rent -

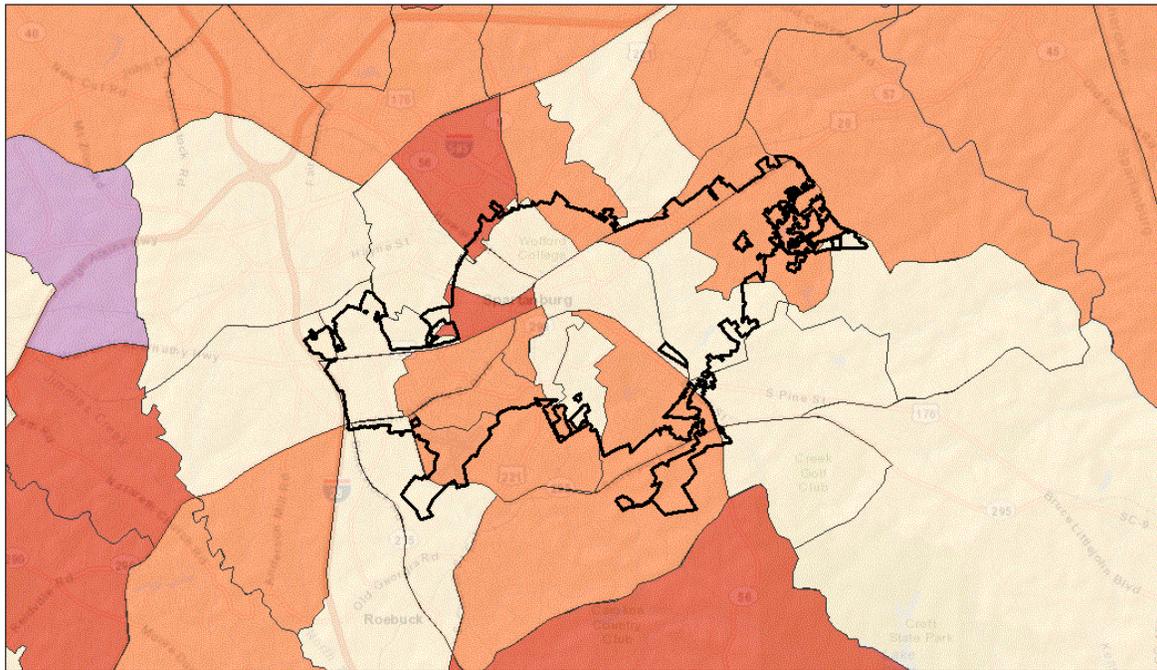


March 5, 2014



Change in Median Rent -

Change in Median Rent -



March 5, 2014

Override 1 **ChangeInMedianRent**
PCT_MED_CONTRACT_RENT
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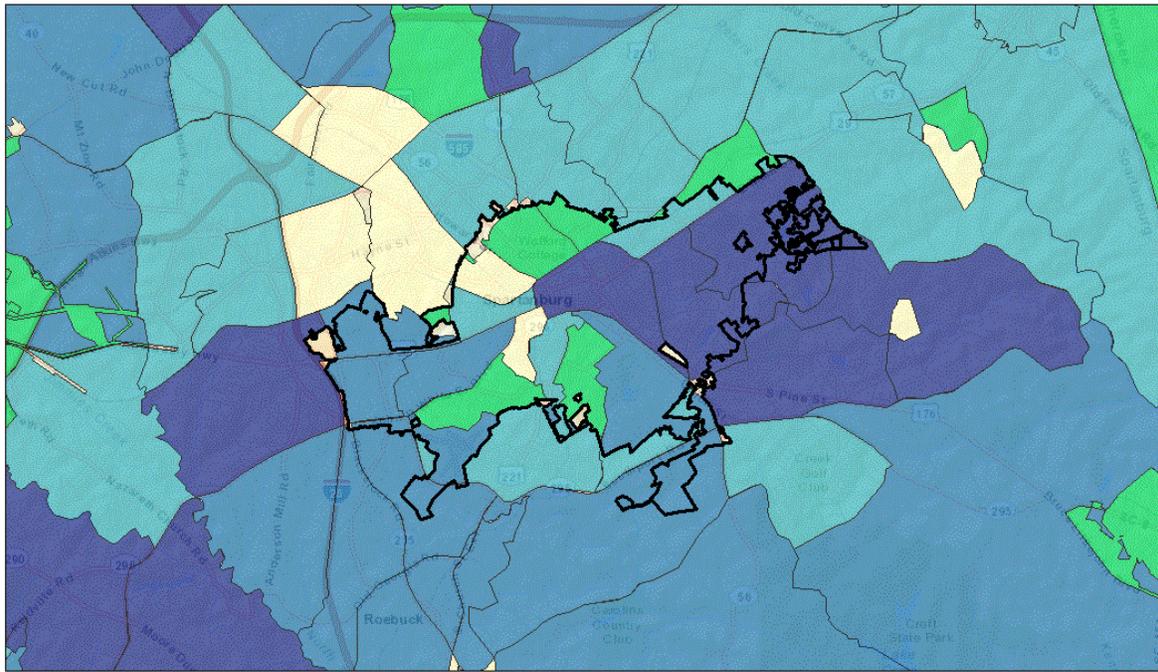
0-15%
15-35%
>35%

1:126,565
0 1 2 4 mi
0 1.75 3.5 7 km
Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

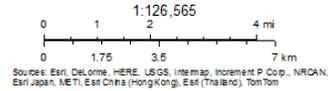
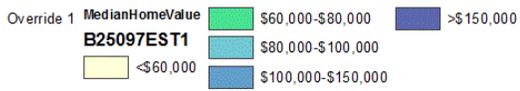
Change in Median Rent - Change in Median Rents

The above map shows the change in median rents over the last decade. Orange areas show the highest increase of 35% and greater while the medium-orange show an increase of 15-35%. Beige areas represent a change of 0-15%.

Median Home Values -

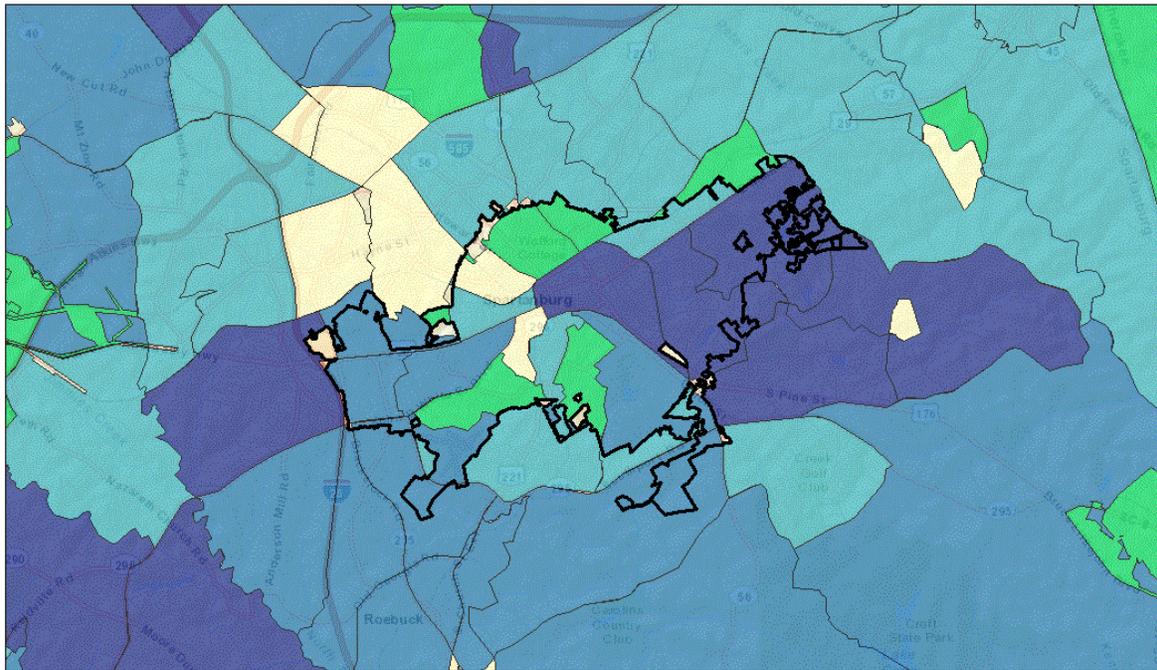


March 5, 2014

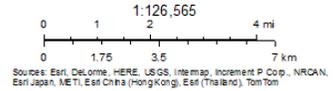
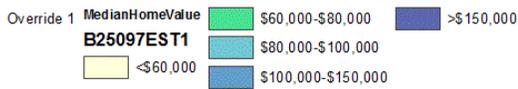


Median Home Values -

Median Home Values -



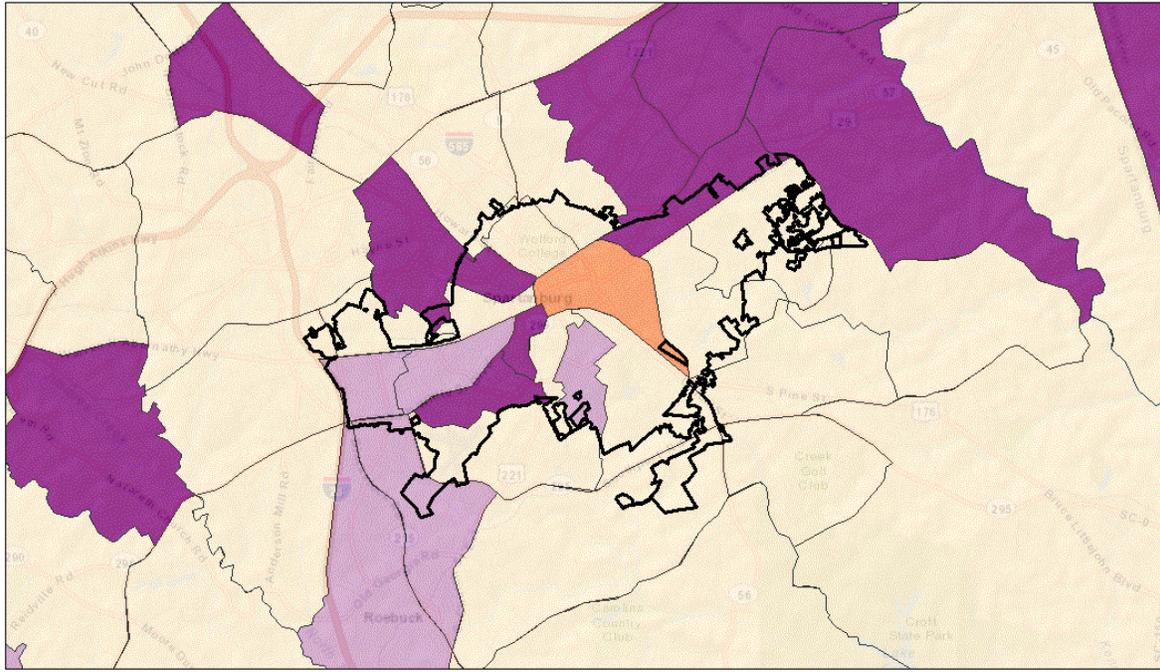
March 5, 2014



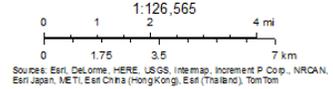
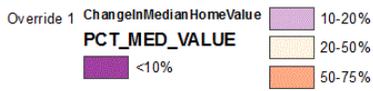
Median Home Values - Median Home Values

The above map displays median home values throughout Spartanburg. The dark blue areas show the highest price cohort in the City, with prices over \$150,000. The lighter blue areas represent areas with price ranging from \$100,000 to \$150,000, and the green shades show prices from \$60,000 to \$100,000. Prices less than \$60,000 are shown by the beige areas on the map.

Change in Home Values -

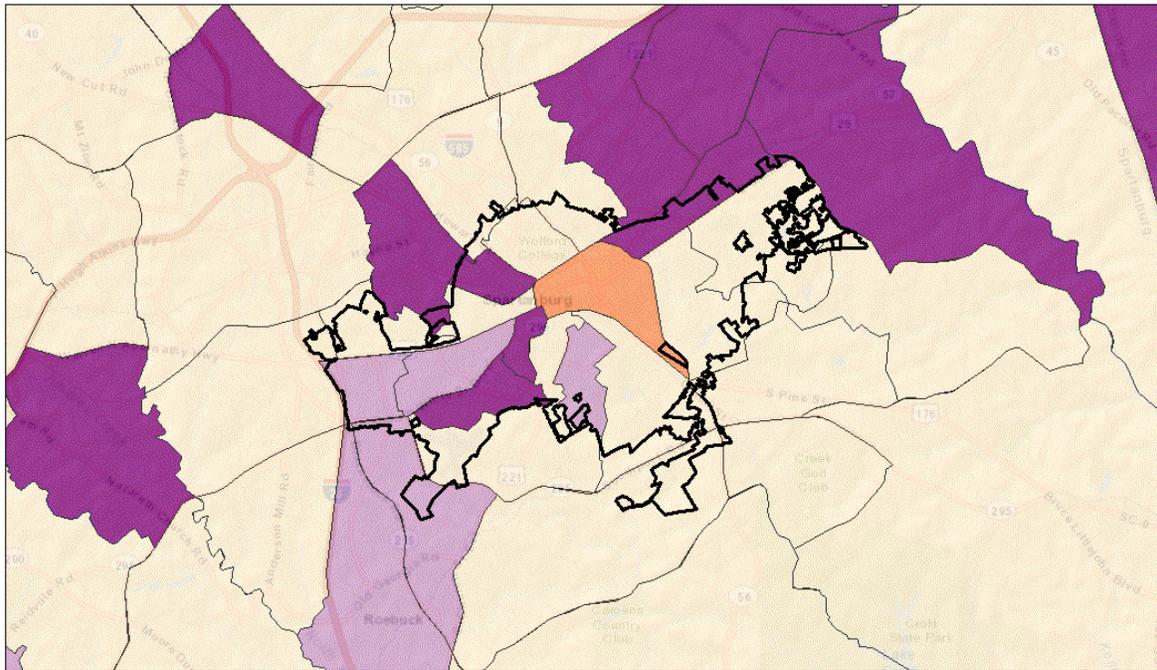


March 5, 2014

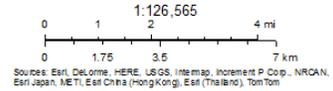
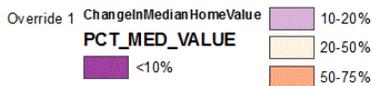


Change in Home Values -

Change in Home Values -



March 5, 2014



Change in Home Values - Change in Home Values

The above map shows the change in median home prices over the last decade. Orange areas show the highest increase of 50-75% while the beige areas show an increase of 20-50%. Light purple areas represent a change of 10-20% and dark purple shades show a change of less than 10%.

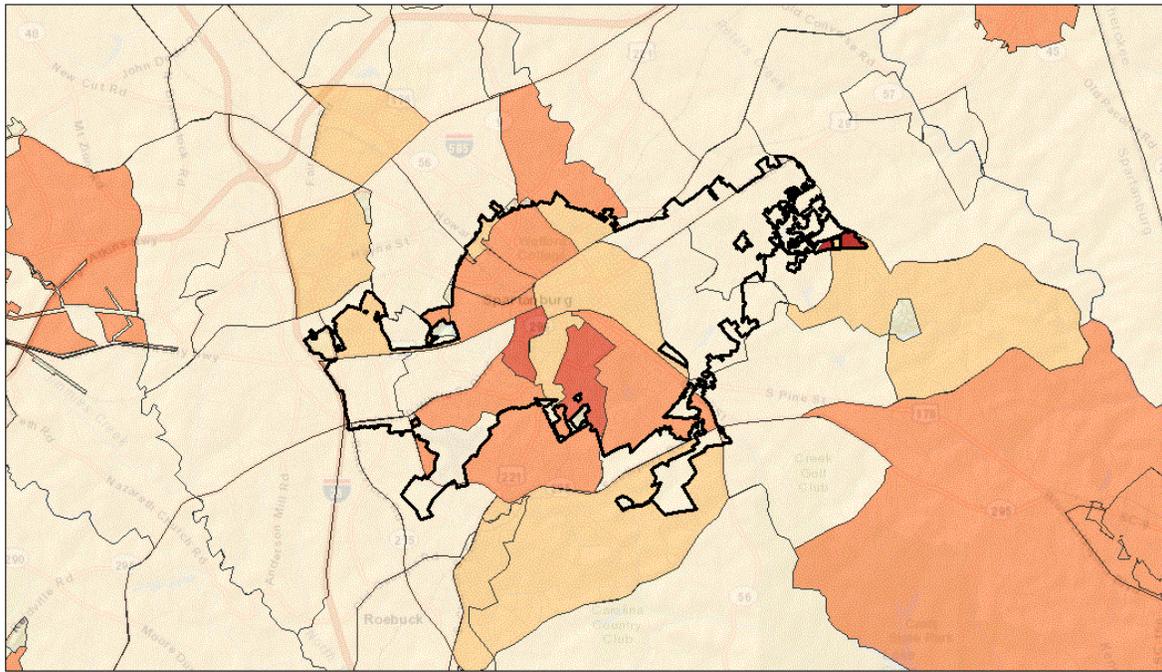
Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,410	No Data
50% HAMFI	3,290	925
80% HAMFI	5,720	2,320
100% HAMFI	No Data	3,049
Total	10,420	6,294

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Percentage of Rental Units Affordable to 30% AMI -



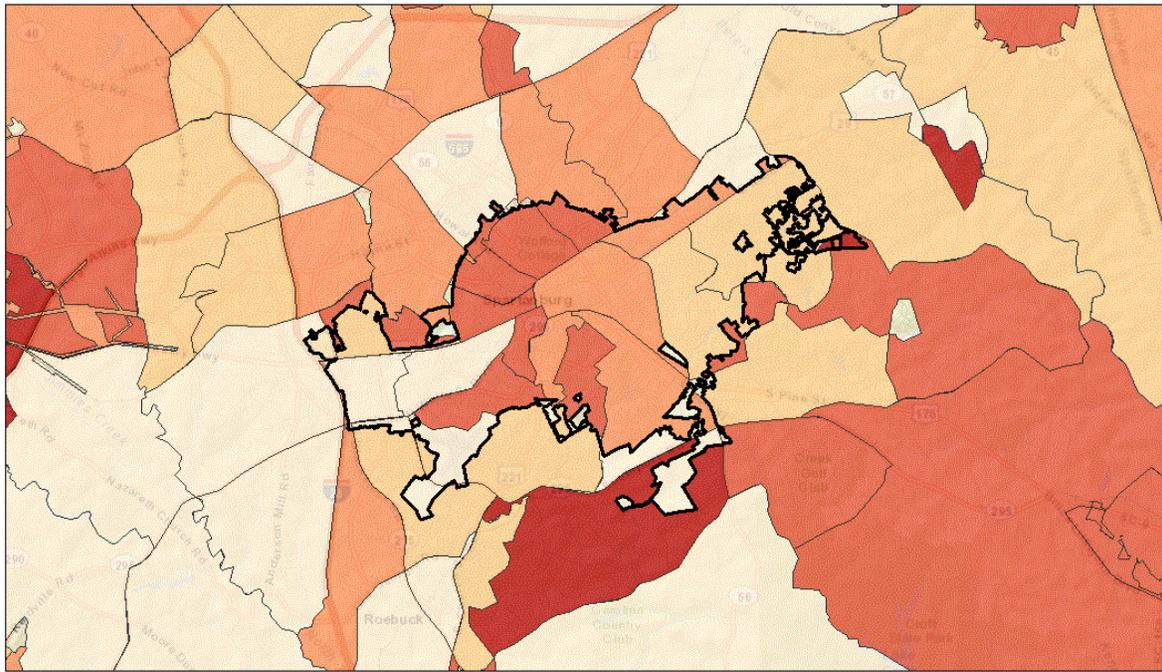
March 5, 2014

Override 1 RenterUnitsTo30PercentHAMFI
AFF_AVAIL_30_R_PCT
 <5% 5-15% 15-35% 35-70% >70%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incentiv P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The Land), TomTom

**Percentage of Rental Units Affordable to 30% AMI -
 Rental Affordability for Low Income Households**

Percentage of Rental Units Affordable to 50% AMI -



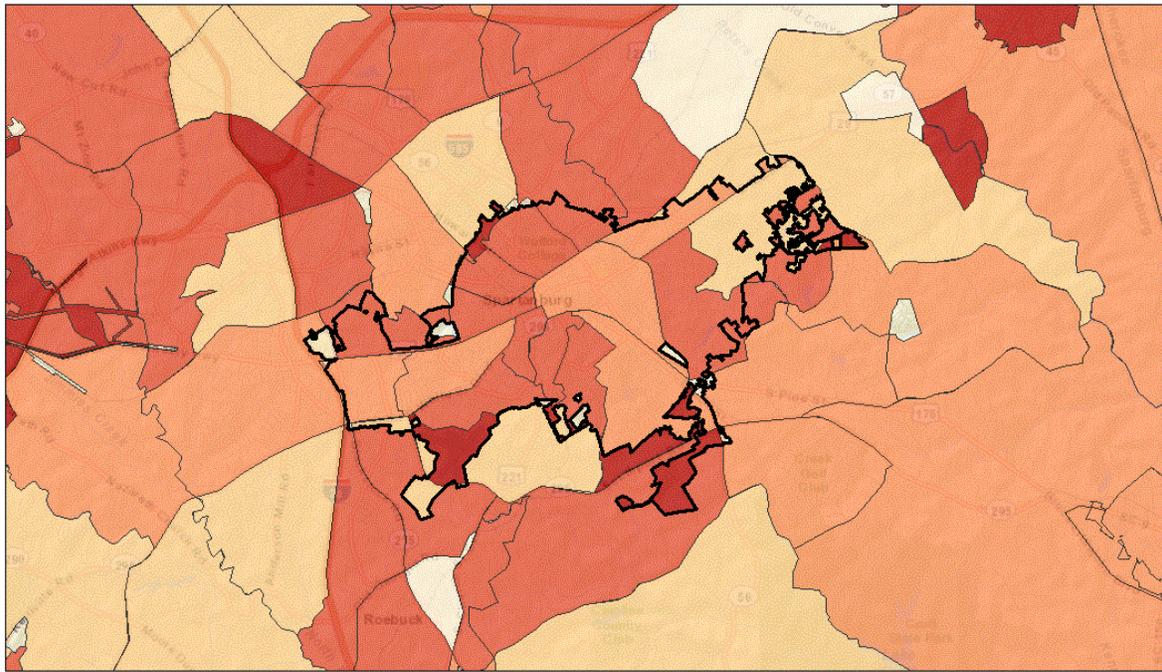
March 5, 2014

Override 1 RenterUnitsTo50PercentHAMFI
AFF_AVAIL_50_R_PCT
 <10% 10-25% 25-45% 45-75% >75%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

Percentage of Rental Units Affordable to 50% AMI -

Percentage of Rental Units Affordable to 80% AMI -



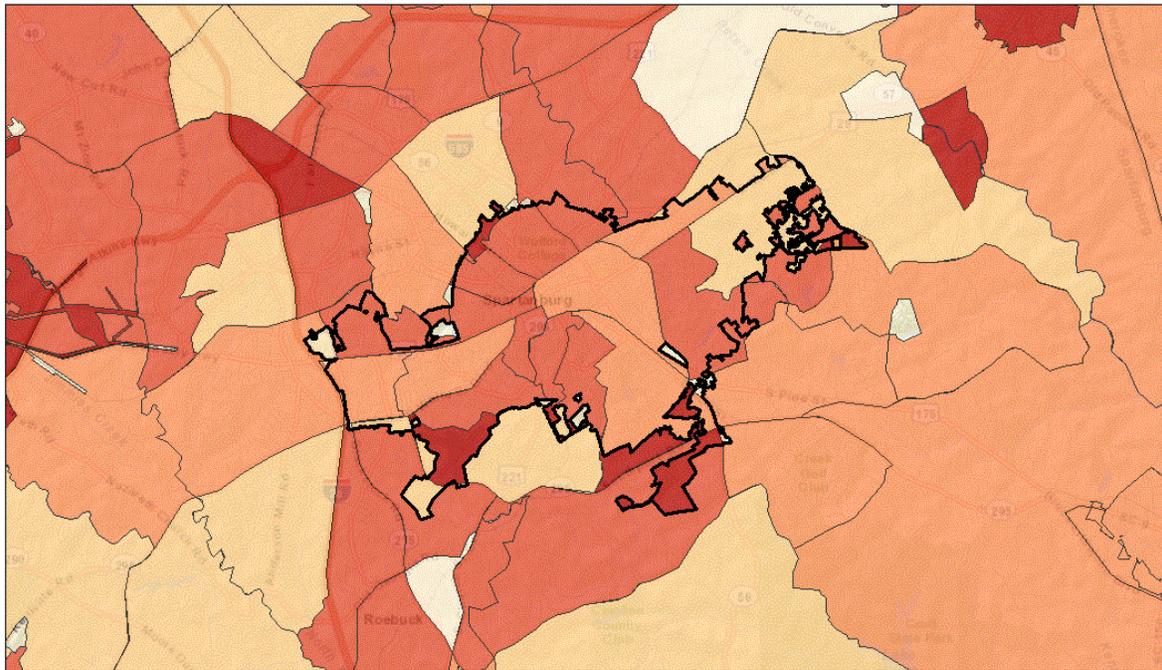
March 5, 2014

Override 1 RenterUnitsTo80PercentHAMFI
AFF_AVAIL_80_R_PCT
 <20%
 20-45%
 45-65%
 65-90%
 >90%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

Percentage of Rental Units Affordable to 80% AMI -

Percentage of Rental Units Affordable to 80% AMI -



March 5, 2014

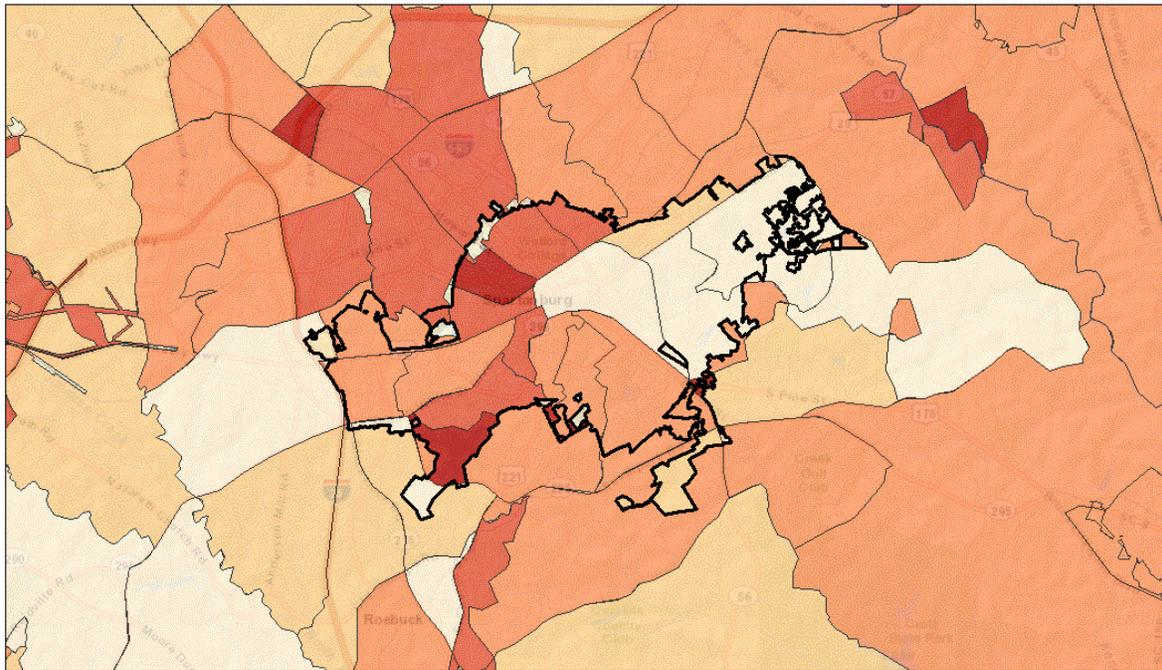
Override 1 RenterUnitsTo80PercentHAMFI
AFF_AVAIL_80_R_PCT
 <20% 20-45% 45-65% 65-90% >90%

1:126,565
 0 1 2 3.5 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

**Percentage of Rental Units Affordable to 80% AMI -
 Owner Occupied Affordability for Low Income Households**

text

Percentage of Owner Units Affordable to 80% AMI -



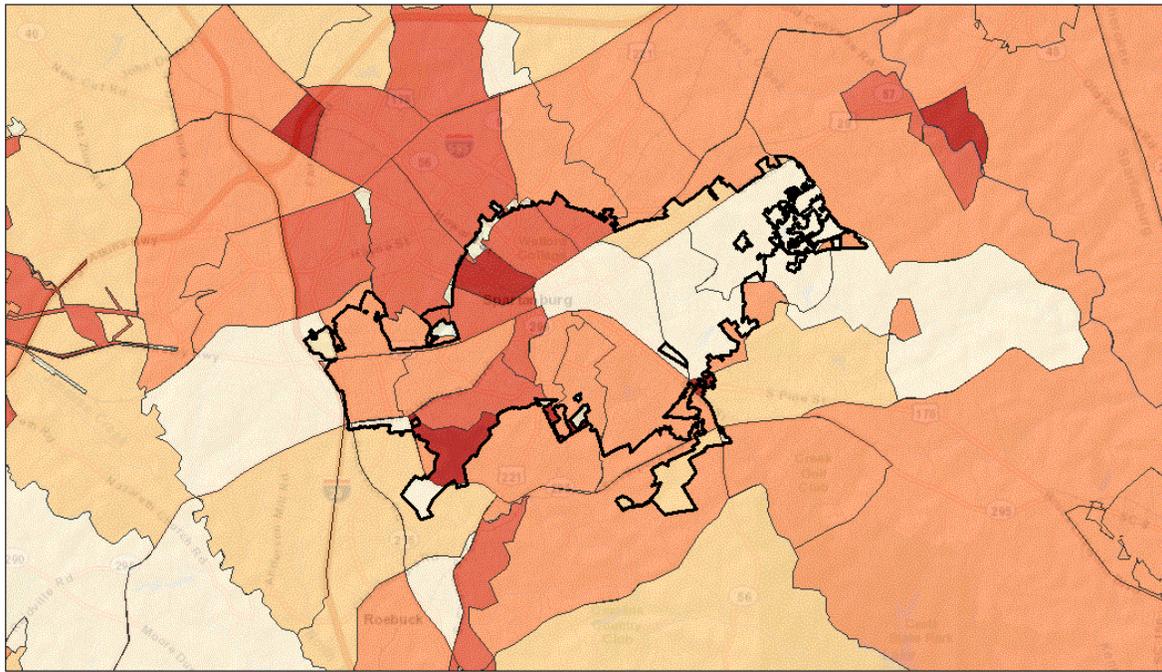
March 5, 2014

Override 1 OwnerUnitsTo80PercentHAMFI
AFF_AVAIL_80_O_PCT
 <10%
 10-25%
 25-45%
 45-75%
 >75%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The Map), TomTom

Percentage of Owner Units Affordable to 50% AMI -

Percentage of Owner Units Affordable to 80% AMI -



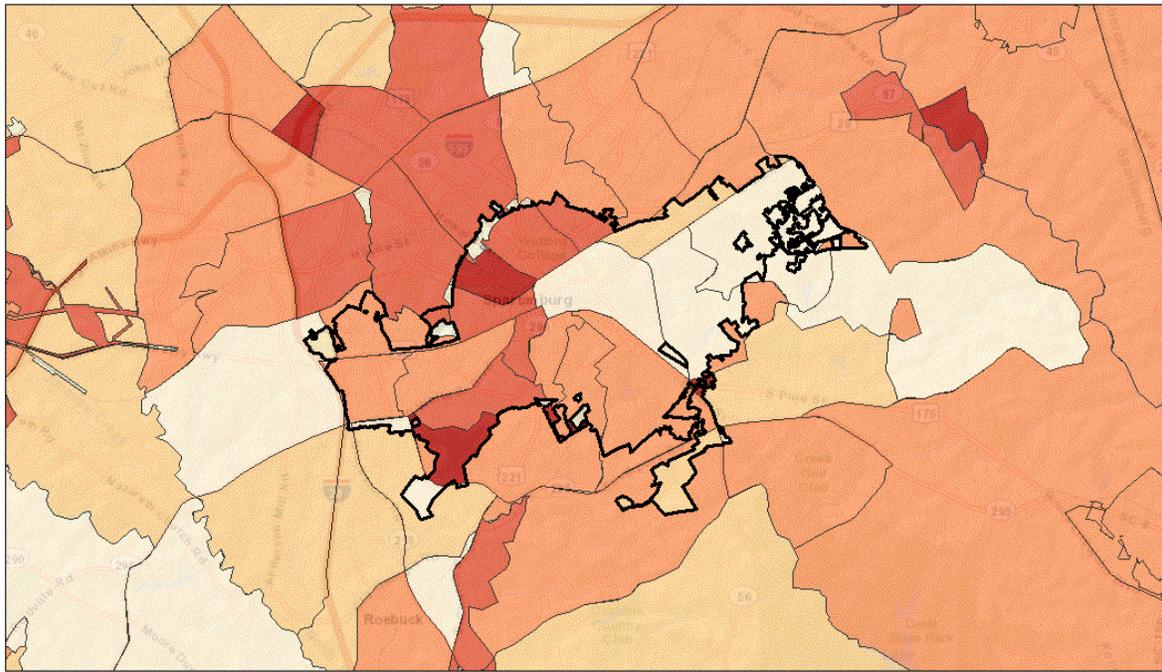
March 5, 2014

Override 1 OwnerUnitsTo80PercentHAMFI
AFF_AVAIL_80_O_PCT
 <10%
 10-25%
 25-45%
 45-75%
 >75%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The Netherlands), TomTom

Percentage of Owner Units Affordable to 80% AMI -

Percentage of Owner Units Affordable to 80% AMI -



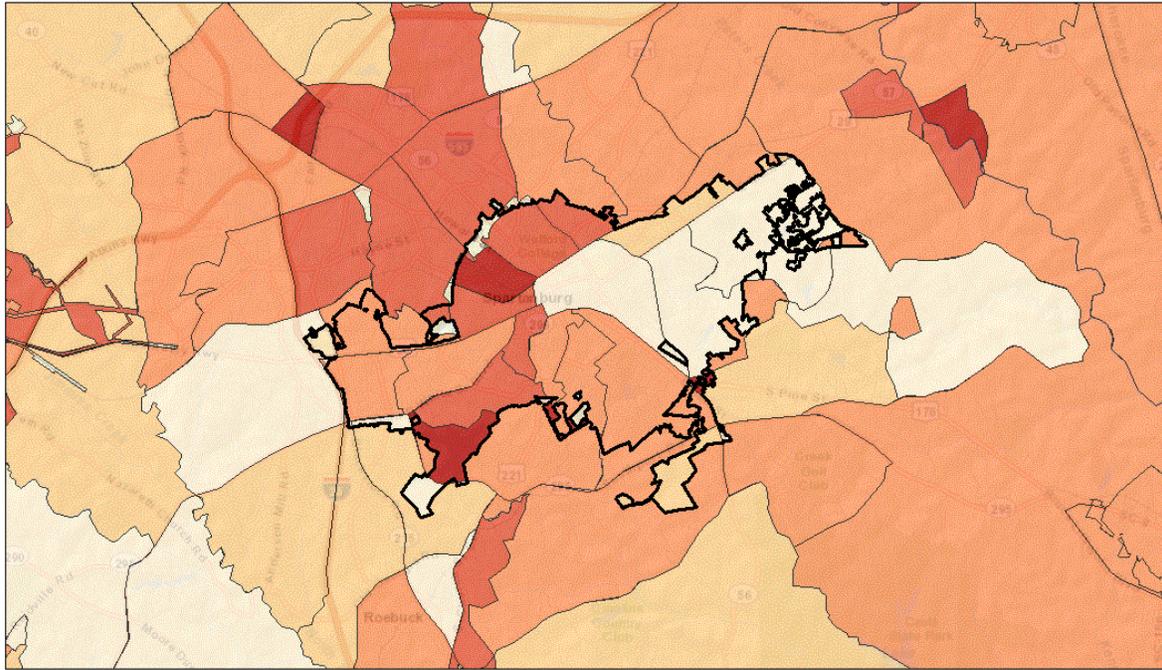
March 5, 2014

Override 1 OwnerUnitsTo80PercentHAMFI
AFF_AVAIL_80_O_PCT
 <10%
 10-25%
 25-45%
 45-75%
 >75%

1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (The World), TomTom

Percentage of Owner Units Affordable to 50% AMI -

Percentage of Owner Units Affordable to 80% AMI -



March 5, 2014

Override 1 OwnerUnitsTo80PercentHAMFI
AFF_AVAIL_80_O_PCT
 <10%
 10-25%
 25-45%
 45-75%
 >75%

1:126,565
 0 1 2 3.5 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

Percentage of Owner Units Affordable to 80% AMI -

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	412	550	652	871	979
High HOME Rent	501	555	652	871	979
Low HOME Rent	498	534	641	740	826

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, high unemployment and poverty rates combined with lower incomes means that much of the housing stock is out of the affordable range for large portions of the population. And in many cases, the units that are affordable are in poor condition and need of rehab. A third of owners and over half of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. Starting at the 100% AMI

income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low income groups.

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

Affordability is likely only to change marginally due to changes in home prices and/or rents. Spartanburg home values and rents are already comparably low, yet cost burden remains the number one housing problem for the community. This suggests that fundamental economic factors such as income and poverty are more likely to be variables that need to change in order to shift affordability in a significant positive direction.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The 2014 Fair Market Rents for Spartanburg County are as follows: Efficiency \$429; One-Bedroom \$572; Two-Bedroom \$678; Three-Bedroom \$906; Four-Bedroom \$1,018. These rents are comparable and relatively in line with Spartanburg's median rent of \$651.

Even with relatively lower market rents and comparable FMRs, 54% of Spartanburg's renters are cost burdened. Furthermore, CHAS data show that renters experience both cost burden and severe cost burden at rates double than that of homeowners.

This analysis stresses the importance of creating and preserving affordable rental units across the board, but especially at rent levels affordable to 80% AMI and below. Furthermore, the City will continue its commitment to preserving homeownership units through the owner-occupied rehab program.

Discussion

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

Introduction

The tables and graphs below provide details of the condition of housing units throughout the City of Spartanburg. In general, the housing stock is older with 81% of owner occupied housing units built prior to 1979 and 68% of renter units built before 1979. Furthermore, 24% of owner occupied homes and 47% of renter occupied homes are faced with at least one housing "condition". HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is over crowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs. As this Consolidated Plan details, there are extremely high numbers of cost burdened households, both owner and renter, within the City of Spartanburg. Thus, there are strong correlations between cost burdened households and older homes in need of significant rehabilitation and in many cases across the City there is an urgent need for Emergency Repairs. Lower income households are simply unable to maintain their homes thus deferred maintenance on older homes has become a prevalent issue within the jurisdiction.

Definitions

City's Code Enforcement Division policy reads as follows, "There are a myriad of violations that can cause a structure to become substandard such as but not limited to peeling paint , deteriorated roof, electrical/lighting hazards, defective doors/windows inoperable heating and plumbing. Depending on the severity of these violations determines whether the property should be condemned. A condemned structure is unfit or unsafe for human habitation and becomes unlawful to occupy."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,638	46%	6,481	93%
With two selected Conditions	0	0%	382	5%
With three selected Conditions	33	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,983	151%	7,515	108%
Total	15,654	197%	14,378	206%

Table 33 - Condition of Units

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Housing Conditions

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

Twenty four percent of all owner occupied housing units face at least one housing condition while 47% of all renters have at least one problematic housing condition.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	475	6%	438	6%
1980-1999	1,048	13%	1,824	26%
1950-1979	4,418	56%	3,749	54%
Before 1950	1,952	25%	946	14%
Total	7,893	100%	6,957	100%

Table 34 – Year Unit Built

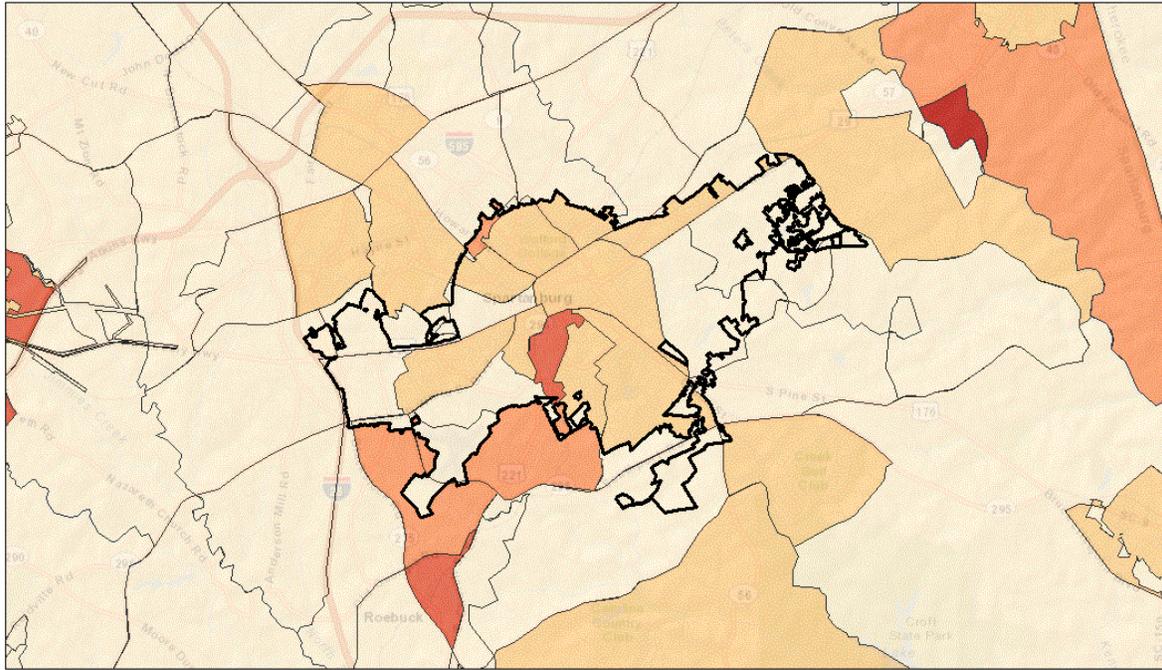
Data Source: 2006-2010 CHAS

Age of Rental Housing Units

The table above provides details on the age of owner occupied and renter occupied housing units within the City.

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

Percentage of Rental Housing Units Built Before 1949 -



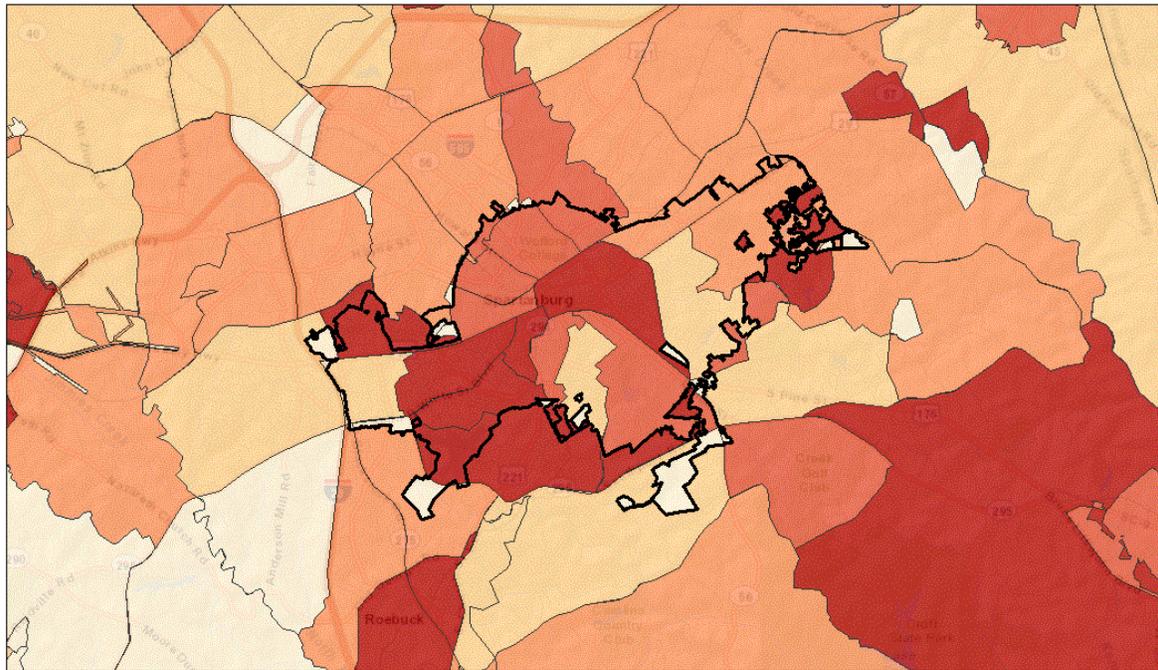
March 5, 2014

Override 1 RentalHousingBuiltBefore1949
 B25036_RENT_49MINUS_PCT
 <10% 10-30% 30-50% 50-75% >75%

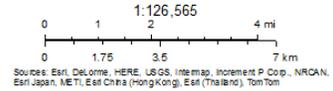
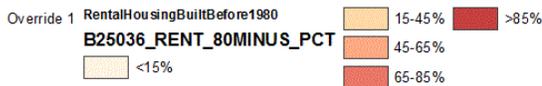
1:126,565
 0 1 2 4 mi
 0 1.75 3.5 7 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Percentage of Rental Housing Units Built Before 1949 -

Percentage of Rental Housing Units Built Before 1980 -



March 5, 2014



Percentage of Rental Housing Units Built Before 1980 -

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,370	81%	4,695	67%
Housing Units build before 1980 with children present	480	6%	3,840	55%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Vacant Units

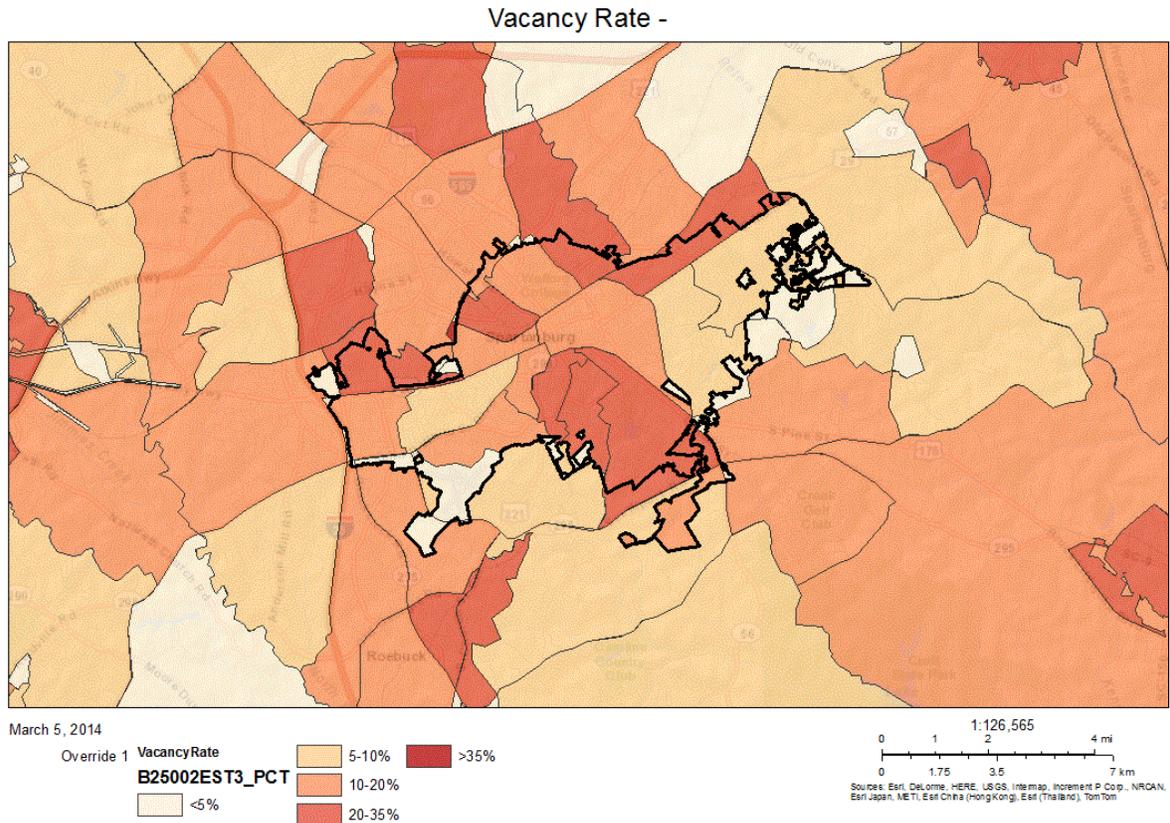
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Vacancy Rate

The map below shows the average housing vacancy rates throughout the City of Spartanburg. The bold line defines the City limits of Spartanburg. The darker shaded areas have higher vacancy rates while the lighter shaded areas have lower vacancy rates.



Vacancy Rate -

Need for Owner and Rental Rehabilitation

As previously stated, the City has a very large percentage of older housing stock while very little new housing has been constructed over the past decade. As such, there is a significant need for increased emphasis on the rehabilitation of owner and renter units to preserve an adequate number of housing units as well as affordability.

The City has, for several years, provided CDBG funding for Emergency owner and rental repairs. However, these Emergency Repairs are not sufficient for meeting the needs of many older and dilapidated housing units throughout the City. As such, the City will also be utilizing HOME funding to provide for more substantial owner occupied rehab as well as rental unit redevelopment.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the table above, 6,370 owner occupied units were built before 1980 and 4,695 rental units were built prior to 1980. All of these units could therefore contain lead based paint, 11,065 units in total. Based on population and income figures detailed earlier in this report, it is safe to assume that no less than 1/3 of these units or roughly 3,688 units are occupied by low-income families. While the City does conduct lead paint testing on all units being addressed with HOME or CDBG funding, the City does not have an active Lead Paint Abatement Program at this time.

Discussion

Overwhelmingly, the most prevalent housing condition faced by the citizens of Spartanburg is cost burden. Compounding the issue of cost burden is the reality of an aging housing stock found throughout the City. When owners and renters are already cost burdened its unlikely that they will be able to properly maintain their home. As housing conditions worsen, apathy and neglect seem to also worsen leading to neighborhoods facing rampant neglect and vacancy. Thus, the City is focusing its efforts on the removal of slum & blight in conjunction with a redevelopment and rehabilitation program within the Target Geographies, which is discussed in the Strategic Plan section of this Consolidated Plan.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Spartanburg is served by the Spartanburg Housing Authority. The mission of the Housing Authority is similar to that of Neighborhood Services Department: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The Spartanburg Housing Authority (SHA) manages approximately 1,132 Public Housing units, 435 Non-PHA units, and 105 Market Rentals, located in sixteen (16) communities throughout the City of Spartanburg. SHA’s Public housing comes in all sizes and types, from duplexes, garden style apartment and townhouses in various bedroom sizes to high-rise apartments for elderly families. SHA also has accessible units for individuals with disabilities.

The Housing Authority administers the Section 8 Rental Assistance Program, which provides subsidies for privately owned housing for eligible applicants in the Housing Authority’s Service Area. Tenants are required to pay 30% of their income toward the rent and the Authority subsidizes the difference up to the Fair Market Rent established by the US Department of Housing and Urban Development (HUD) on an annual basis. Eligibility is primarily based on income and is established by HUD and adjusted annually. The Authority’s Family Self-Sufficiency Program (FSS) is designed to help low-income families attain a better standard of living while promoting self-sufficiency. Participants sign a five-year contract that sets out specific goals to be accomplished during the time period including first time employment, higher education, establishment of a self-sustaining atmosphere, and the opportunity to establish and build an interest bearing escrow account. The account becomes available once the family has completed the FSS program and has been free of all public aid for 12 months.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	287	1,134	1,827	232	1,595	0	0	0
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Spartanburg is served by the Spartanburg Housing Authority. The mission of the Housing Authority is similar to that of Neighborhood Services Department: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The Spartanburg Housing Authority (SHA) manages approximately 1,132 Public Housing units, 435 Non-PHA units, and 105 Market Rentals, located in sixteen (16) communities throughout the City of Spartanburg. SHA’s Public housing comes in all sizes and types, from duplexes, garden style apartment and townhouses in various bedroom sizes to high-rise apartments for elderly families. SHA also has accessible units for individuals with disabilities.

The Housing Authority administers the Section 8 Rental Assistance Program, which provides subsidies for privately owned housing for eligible applicants in the Housing Authority’s Service Area. SHA currently manages 1,827 vouchers, 232 of which are project-based and 1595 of which are tenant-based.

In general, Spartanburg’s housing stock is older on average with 81% of owner occupied housing units built prior to 1979 and 68% of renter units built before 1979. The City’s public housing units follow this trend, and as such many are older and in need of repair.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

The Spartanburg Housing Authority currently has a significant number of units throughout the City offline to due poor and dilapidated conditions. The SHA has recently been awarded HUD - RAD funds and LIHTC funding to improve nearly one hundred of these units and bring them back online in the next 24-36 months. While this is a welcome development there still is a considerable need for revitalization and rehabilitation as current funding is not sufficient to total repair needs.

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

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Spartanburg Housing Authority. The mission of the Housing Authority is similar to that of Neighborhood Services Department: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The SHA manages a considerable stock of public housing units, as well as Section 8 Vouchers, towards the aim of improving the lives of low-income households.

Furthermore, the Authority’s Family Self-Sufficiency Program (FSS) is designed to help low-income families attain a better standard of living while promoting self-sufficiency. Participants sign a five-year contract that sets out specific goals to be accomplished during the time period including first time employment, higher education, establishment of a self-sustaining atmosphere, and the opportunity to establish and build an interest bearing escrow account. The account becomes available once the family has completed the FSS program and has been free of all public aid for 12 months.

One of the most immediate focuses of the SHA is rehabilitating and improving the portion of its stock that has fallen into disrepair, the efforts of which are described above.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The table below and the following responses provide details on the Spartanburg Area homeless shelters and service providers.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	108	5	59	14	0
Households with Only Adults	91	80	4	21	0
Chronically Homeless Households	0	0	0	6	0
Veterans	7	0	7	0	0
Unaccompanied Youth	0	0	12	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several area agencies, such as DSS and Butterfly Foundation, which have staff trained to enroll people for mainstream services through the South Carolina Benefit Bank. Also, the Spartanburg Mental Health Center, via the Soar Program, has staff who will help homeless people with mental illness to start receiving Social Security assistance. In addition, the PATH workers at the Spartanburg Mental Health Center conduct street outreach to homeless people and provide them with crisis services, medication services, counseling sessions in the field or in the office, nursing appointments, and random drug screenings to determine if SADAC also needs to be involved in their care.

New Horizons has a mobile van, which visits in Spartanburg twice a month, to bring medical care to homeless people. One of its stops is at the Downtown Rescue Mission.

Regenesis and St. Luke's Free Clinic also provide healthcare to people with very low income.

SC Works provides work search and job training opportunities. This is not limited to homeless individuals, but they are certainly part of the population taking advantage of the SC Works programs.

The Veteran Reps. works with homeless veterans and their families to provide basic social services. Occasionally, there are homeless veterans that apply for help and the Veterans Reps. work to find them stable housing.

SC Legal Services can help with prevention of homelessness when legal work is needed to prevent eviction or foreclosure. However, Legal Services is not able to assist with eviction when the cause of eviction is non-payment of rent.

Homes of Life provides housing for unaccompanied boys and tries to provide them with social services, job skills as well as soft skills training to prepare the young men for self-sufficiency.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are five beds through the Butterfly Foundation that are designated for chronically homeless people. The Butterfly Foundation houses homeless families. Also, they provide case management. In addition, they have a culinary arts program that trains homeless people to be professional cooks. After training, the graduates are placed in restaurants.

The Upstate Homeless Coalition does have two housing units for chronically homeless individuals in Spartanburg County.

There are a couple of shelters in the county that are designated for just veterans. One is Welcome Home in the Beaumont area. It has seven beds. And a new shelter in Woodruff, Merat Place, which will have no more than seven beds. However, there are services for veteran at SC Works. These services are provided through Veterans Representatives and include employment training opportunities, job placement, job readiness instruction, and sometimes the reps. will actually place the homeless veterans in housing to get them off the streets.

Unaccompanied youth, males only, are provided housing and life skills, education, and case management at Homes For Life. There are twelve beds.

Domestic Violence is a big cause of homelessness. Safe Homes provides housing and counseling for those victims of recent domestic violence.

There are three major emergency shelters in Spartanburg County. SPIHN and The Haven provide emergency shelter for homeless families. They also teach life skills and provide case management. Miracle Hill (Downtown Rescue Mission) will provide emergency shelter for homeless men and women. They do not take boys that are too old for the women's dorms, who are not with men. They stay around 95% of capacity and have a cold weather winter shelter that can take an additional 80 people if the temperature is below 40 degrees.

The Upstate Homeless Coalition transitional housing program that can house up to eleven households. This program provides intensive case management, utilities as well as housing, financial assistance including child care. They also have a Rapid Rehousing Program that is targeting homeless families and helps with rent and utilities while the families develop the resources to pay their own way. As mentioned already, the Upstate Homeless Coalition partners with Access Health and the Spartanburg Mental Health Center (S+C). S+C is permanent housing for homeless individuals and families.

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

Introduction

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

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with aging. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Third, availability of ease of transportation is important for the same reason.

Disabled: In 2012 there were 5,790 people living with a disability in Spartanburg - approximately 16% of the total population. 14.8% of all Spartanburg males have a disability, compared to 16.5% of females. Furthermore, approximately 14.4% of white and 17.9% of blacks have a disability. Persons with disabilities are also vulnerable to poverty. In South Carolina, 30.2% of people with a disability aged 21 to 64 were living below the poverty line in 2011. Only 28% were employed.

Mental illness and substance abuse: Persons with mental illness, disabilities, and substance abuse problems need an array of services. Their housing needs require a design that ensures residents maximum independence in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support.

Individuals with developmental disabilities encompass a wide range of skill levels and abilities. They, therefore, have many of the same issues as the general population with added needs that are unique to their capabilities. Individuals with developmental disabilities usually have fixed and limited financial resources that determine the housing choice. Those individuals who have more independent skills tend to utilize subsidized housing options. Regardless of the housing situation, a common thread is the need

for continuous support services dependent on the level of capabilities to enable them to maintain community membership.

HIV/AIDS

The National AIDS Housing Coalition provides a concise explanation of the housing and supportive services needs of those living with HIV/AIDS:

“Housing is healthcare. Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies and treatments and supportive services that will enhance the quality of life for themselves and their families. When people are housed, they can access and adhere to drug treatments and therapies and require fewer hospitalizations and less emergency room care. It has been estimated that as many as half of all people living with HIV/AIDS will need housing assistance at some point in their illness. For many of those, short-term assistance with rent, mortgage, or utility costs alone will provide the necessary support to remain healthy and in stable housing. But others are struggling with multiple diagnoses of HIV and mental illness and/or substance use. Access to housing assistance and services is often further complicated by histories of incarceration, institutionalization, and homelessness.”

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

There are a number supportive housing and services programs in the community that address these needs. There is a Shelter + Care program that has 17 housing units. Homeless individuals and families are eligible for this program, which is administered and the participants are case managed by the Spartanburg Mental Health Center. The Upstate Homeless Coalition also visits the housing units to make sure that everything is in good repair and maintained.

The Upstate Homeless Coalition has 12 units of housing in Draymont Ridge for homeless individuals with mental illness. This is permanent housing. The Spartanburg Mental Health Center has on site case management.

Access Health and the Upstate Homeless Coalition have a partnership for transitional housing that is targeted for homeless people that need to be released from the hospital but have no where to go.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Unfortunately, due to the relatively small amounts of HOME and CDBG funding available, the City is unable to provide for significant funding to address supportive services for those individuals and families

with special needs. In these cases, the City provides general support and perhaps Public Service funding via CDBG for those organizations that work with the special needs populations within the City.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Spartanburg is not part of a HOME consortia.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Despite the national housing downturn and prolonged recession, housing costs have risen across Spartanburg – with home prices and rents increasing by 40% since 2000. Even with comparatively low housing prices and rents, a significant portion of households remain cost burdened in the City – highlighting the toll lower incomes, poverty, and unemployment have on the community. Minorities tend to face a disproportionate burden of this phenomenon. Lack of affordability only exacerbates the still present historical issues of housing discrimination that racial, ethnic, and other protected minorities have struggled with for decades. As such, a lack of affordability remains the top barrier in Spartanburg.

In an effort to address the barriers to affordable housing, the City of Spartanburg has conducted the following Fair Housing Efforts in FY 2013 and will continue to provide for similar activities moving forward.

Advertisements on SPARTA buses

Each bus/shelter sign will display on its side or back a promotional advertisement for the City's upcoming Housing Fair – Big Tent event.

Advertisement on Billboards

Two large billboards will be displayed throughout the city in English with the year's theme: "Fair Housing: Your Right. Your Choice. Use it." This message is continuing to set the tone for anti-discriminatory, Fair Housing practices throughout Spartanburg.

News Paper and Radio Advertisements

In order to further promote the Housing Fair, numerous radio ads will air on three different radio stations and in the main news papers.

Distribution of Fair Housing Information

A large distribution of fliers, posters, bags, carabineers, magnets, and pens will be available for distribution at the Housing Fair, as well as distribution through the Spartanburg County Board of REALTORS and the Spartanburg County Community and Economic Development at various public awareness events. Ads will also be placed in the leading Hispanic newspapers outlining Fair Housing practices in Spanish.

Fair Housing Hotline

A referral line will be available throughout the year for residents to call in and report violations pertaining to Fair Housing and /or discrimination; in conjunction with this Fair Housing will maintain an ongoing partnership with the South Carolina Human Affairs Commission. We have also partnered with the Greenville Human Relations Commission. All incoming calls seeking a Spanish speaker will be referred to their hotline.

The City continues to partner with the Spartanburg County Community Development Department, Spartanburg County Board of REALTORS, Upstate Housing Partnership (formerly Spartanburg Housing Development Corporation), SunTrust Bank, South Carolina Legal Services, and Spartanburg Housing Authority. New partners include Franklin American Mortgage Company, First Piedmont Federal, Arcadia Elementary School, and the Citizens Advisory Council to name a few.

The annual Housing Fair – Big Tent Event was held at the Spartanburg County Administration Building. Topics discussed included the importance of having credit, Fair Housing laws and regulations, and how to keep your home burglar free.

In partnership with the Board of REALTORS, the City of Spartanburg and Spartanburg County sponsored two (2) Fair Housing continuing education courses for local realtors.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following tables provide insight into the business environment within the City of Spartanburg. The table just below details the extent of business sector employment throughout the City, 22% of the area's workforce are employed in the Arts, Entertainment and Accommodations sector with an additional 20% in the Retail Trade sector. The next largest employment sector is Education and Health Care Services accounts for 18% of the workforce.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	63	4	0	0	0
Arts, Entertainment, Accommodations	3,643	9,138	29	44	15
Construction	967	694	7	4	-3
Education and Health Care Services	6,213	7,560	46	36	-10
Finance, Insurance, and Real Estate	1,391	5,474	11	26	15
Information	447	1,198	4	6	2
Manufacturing	4,386	1,680	34	8	-26
Other Services	1,154	2,028	9	10	1
Professional, Scientific, Management Services	1,804	3,466	14	16	2
Public Administration	516	4	3	0	-3
Retail Trade	3,524	8,312	28	40	12
Transportation and Warehousing	745	798	6	4	-2
Wholesale Trade	983	1,244	8	6	-2
Total	25,836	41,600	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	17,651
Civilian Employed Population 16 years and over	15,241
Unemployment Rate	13.70
Unemployment Rate for Ages 16-24	23.95
Unemployment Rate for Ages 25-65	11.83

Table 41 - Labor Force

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Labor Force

The City of Spartanburg continues to experience high unemployment rates as indicated in the table above. According to the 2008-2012 American Community Survey estimates, over 23% of persons aged 16-24 are unemployed and nearly 12% of all persons 25-65 are unemployed.

Occupations by Sector	Number of People
Management, business and financial	8,519
Farming, fisheries and forestry occupations	476
Service	4,971
Sales and office	6,593
Construction, extraction, maintenance and repair	1,363
Production, transportation and material moving	3,417

Table 42 – Occupations by Sector

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Occupations by Sector

As the table above indicates, there are very few jobs within the City for lower skilled workers. Of course there are no jobs in the Farming and Forestry Sector but there are less than 800 jobs in the construction and maintenance sector - a sector where much of the country is beginning to see rapid growth.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,018	83%
30-59 Minutes	2,096	14%

Travel Time	Number	Percentage
60 or More Minutes	400	3%
Total	14,514	100%

Table 43 - Travel Time

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Commuter Travel Times

Travel times between work and home are relatively low for Spartanburg residents. Most residents (83%) experience commute times of less than 30 minutes each way, while 14% drive 30-59 minutes to get to work.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,391	688	2,891
High school graduate (includes equivalency)	5,923	912	1,843
Some college or Associate's degree	6,692	767	2,730
Bachelor's degree or higher	8,145	463	1,840

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Education Employment Status

The table above provides information regarding the employment status of residents based on their educational attainment. As to be expected, the largest numbers of working age citizens not currently in the labor force are those individuals with less than a high school diploma. Those individuals with a bachelors degree or higher, and are participating in the labor force, are overwhelmingly employed.

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	169	143	191	935	1,265
9th to 12th grade, no diploma	1,486	1,236	946	2,519	1,504

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	2,128	1,927	2,389	4,381	3,155
Some college, no degree	5,859	1,781	1,666	3,042	2,008
Associate's degree	457	829	974	1,897	463
Bachelor's degree	675	1,722	1,469	2,855	1,470
Graduate or professional degree	157	1,007	705	2,690	1,084

Table 45 - Educational Attainment by Age

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Educational Attainment by Age

As depicted in the table above, the highest number of high school diplomas and bachelors degrees can be found in the 45-64 year old age cohort. However, there are very few Graduate or professional degrees in the age groups 44 years old and below.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	38,862
High school graduate (includes equivalency)	43,533
Some college or Associate's degree	51,719
Bachelor's degree	82,945
Graduate or professional degree	110,230

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2008-2012 American Community Survey Five Year Esti

Data Source Comments:

Median Earnings in Past 12 Months

As one might assume, there is a direct correlation between educational attainment and median earnings. In the last twelve months an individual with a bachelors degree earned roughly \$18,000 more than an individual with just a high school diploma.

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

Within the City of Spartanburg, 22% of the area's workforce are employed in the Arts, Entertainment and Accommodations sector with an additional 20% in the Retail Trade sector. The next largest employment sector is Education and Health Care Services accounts for 18% of the workforce.

Describe the workforce and infrastructure needs of the business community:

As the City looks to revitalize the downtown district and several long neglected neighborhoods, it will be necessary to have a ready workforce capable of providing skilled workers in the construction trades. The City currently works with only one CHDO organization and has no for-profit housing developer partners to assist with the redevelopment efforts.

Additionally, as the area Universities (Converse, Wofford, Spartanburg Tech) and Hospitals expand there will be a growing need for highly educated professionals. The jobs openings are currently being filled from people living outside of Spartanburg, often in the Greenville Metro Area, that commute to the City for work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The planned Northside Redevelopment Area will attract outside development interests as well as investments from the community's institutional organizations such as Wofford University, Converse College and the Hospitals. The City and its partners envision a revitalized Downtown and Northside area that will attract new business development as well as new home construction. It is the hope of all involved that this redevelopment area will attract young professionals to live in the City rather than further out in the County or in neighboring communities.

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

The current workforce seems to operate at two opposite ends of the spectrum. There are low paying, low skilled jobs in the retail and services trades and then there are high paying jobs for those individuals with advanced degrees likely working at one of the universities or hospitals in the City. There are very few opportunities for young professionals or skilled trades people.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City helps to provide for soft skills training and basic job skills training through its CDBG public services partner organizations. The City and Spartanburg Technical College work together to provide technical training for area residents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not Applicable.

Discussion

The City and its partners are under-going major efforts to revitalize neighborhood districts within the jurisdiction. These efforts will lead to additional business opportunities, create jobs and new development throughout the City. As part of the revitalization efforts, the City and its partners will have to provide for technical training to meet the future demand for skilled construction and maintenance trades.

MA-50 Needs and Market Analysis Discussion

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

The City has identified the following areas for specific attention over the next five years: Forest Park, Midtown Heights, Beaumont Mills, Northside, South Converse & the Highland neighborhood.

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

All of the areas listed above have high concentrations of minorities (greater than 60% of the area population) as well as high concentrations of low-income households including in many cases high rates of poverty.

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

The areas identified above are mainly residential with limited commercial buildings located along main roads. These areas have significant residential and commercial vacancy including many boarded up houses and commercial buildings.

Are there any community assets in these areas/neighborhoods?

The areas, identified above, have very limited access to public transportation, public services or public facilities.

Are there other strategic opportunities in any of these areas?

In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound. When feasible, the City will also encourage commercial revitalization or expansion in these communities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section of the Consolidated Plan outlines the City fo Spartanburg's goals and objectives for housing and community development activities for the next five years. The City and its partners have developed a long term strategy for revitalizing the City's many older and long neglected neighborhoods. The Strategic Plan identifies the Target Geographies/Neighborhoods where specific attention will be paid over the five year period. Additionally, specific goals for housing and community development activities have been identified for each neighborhood and appropriate funding and be allocated to these activities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Beaumont Mills
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	9/23/2011
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.
	Include specific housing and commercial characteristics of this target area.	The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded up houses and commercial buildings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation 	

	What are the opportunities for improvement in this target area?	In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.
	Are there barriers to improvement in this target area?	The main barrier to further improvements in this target area is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.
2	Area Name:	City Wide
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Forest Park
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.
	Include specific housing and commercial characteristics of this target area.	The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded up houses and commercial buildings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
	Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation
	What are the opportunities for improvement in this target area?	In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.
	Are there barriers to improvement in this target area?	The main barrier to further improvements in this target area is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.
4	Area Name:	Highland Neighborhood
	Area Type:	Strategy Neighborhood

Other Target Area Description:	Strategy Neighborhood
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.
Include specific housing and commercial characteristics of this target area.	The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded up houses and commercial buildings.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation
What are the opportunities for improvement in this target area?	In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.
Are there barriers to improvement in this target area?	The main barrier to further improvements in this target area is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.

5	Area Name:	Midtowne Heights
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.
	Include specific housing and commercial characteristics of this target area.	The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded up houses and commercial buildings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation 	
What are the opportunities for improvement in this target area?	In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.	

	Are there barriers to improvement in this target area?	The main barrier to further improvements in this target area is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.
6	Area Name:	Northside
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	8/15/2012
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.
	Include specific housing and commercial characteristics of this target area.	The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded up houses and commercial buildings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Northside community has long been an area of focus for the City and its partners. The community was initially selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation 	

	What are the opportunities for improvement in this target area?	The Northside community has been plagued by substandard housing conditions in both residential and commercial buildings. The needed is for public assistance in bringing these dilapidated dwellings and commercial structures both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.
	Are there barriers to improvement in this target area?	While the City is leveraging additional resources including a HUD - Choice Neighborhood Planning Grant, the main barrier to further, or at least more rapid, improvements in this community is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.
7	Area Name:	South Converse Neighborhood
	Area Type:	Strategy Neighborhood
	Other Target Area Description:	Strategy Neighborhood
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.
	Include specific housing and commercial characteristics of this target area.	The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded up houses and commercial buildings.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.	

<p>Identify the needs in this target area.</p>	<p>The identifiable needs in this community include all or a combination of the following:</p> <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation
<p>What are the opportunities for improvement in this target area?</p>	<p>In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>The main barrier to further improvements in this target area is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The areas identified in this plan as target geographies have all been areas of focus for the City and its partners for many years. Each of these communities were initially selected as areas of focus through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. Each of these neighborhoods are strained by issues such as high unemployment, low income levels, dilapidated housing & commercial structures as well as a general lack of community services.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Removal of Slum & Blight
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Forest Park Midtowne Heights Beaumont Mills Northside Strategy Neighborhood Strategy Neighborhood
	Associated Goals	Removal of Slum & Blight
	Description	Standard CDBG activity to remove abandoned residential and commercial properties that have become blighted.
	Basis for Relative Priority	Removal of blighted and abandoned properties throughout the City remains a high priority for the City as a part of its revitalization efforts.
	2	Priority Need Name
Priority Level		High
Population		Low Moderate Middle Large Families Families with Children Public Housing Residents
Geographic Areas Affected		Forest Park Northside
Associated Goals		New Construction of Home Ownership Units

	Description	Teh City will continue to support the development of new hosuing units throughout the City with the intent of encouraging home ownership opportunities for residents.
	Basis for Relative Priority	
3	Priority Need Name	Home Owner Occupied Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Northside
	Associated Goals	Owner Occupied Housing Rehabilitation
	Description	The City will look to expand its current Emergency Repairs program to include more extensive owner occupied housing rehabilitation.
	Basis for Relative Priority	
4	Priority Need Name	Infrastructure Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development Other

	Geographic Areas Affected	Forest Park Midtowne Heights Beaumont Mills Northside Strategy Neighborhood Strategy Neighborhood
	Associated Goals	Infrastructure Expansion & Improvement
	Description	The City will continue to utilize CDBG & HOME funding, where appropriate, to improve infrastructure quality and capacity throughout the City.
	Basis for Relative Priority	
5	Priority Need Name	Rental Housing Rehabilitation & Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Forest Park Midtowne Heights Beaumont Mills Northside Strategy Neighborhood Strategy Neighborhood
	Associated Goals	Code Enforcement & Rental Rehab
	Description	The City will continue to utilize funding to provide for Code Enforcement activities including the rehabilitation of affordable rental units throughout the City.
	Basis for Relative Priority	

6	Priority Need Name	Development & Expansion of Community Facilities
	Priority Level	Low
	Population	Non-housing Community Development Other
	Geographic Areas Affected	Forest Park Midtowne Heights Beaumont Mills Northside Strategy Neighborhood Strategy Neighborhood
	Associated Goals	Construction/Expansion of Community Facilities
	Description	The City will utilize HUD funding to construction new community facilities as well as expand and/or improve existing facilities. This shall include but may not be limited to Stewart Park and T.K. Gregg Community Center.
	Basis for Relative Priority	
7	Priority Need Name	Financial Literacy Training
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Financial Literacy Training Program
	Description	The City will support partner agencies to develop and implement a Financial Literacy Training program for residents of the City.

	Basis for Relative Priority	
8	Priority Need Name	Home Ownership Opportunities
	Priority Level	High
	Population	Moderate Middle Large Families Families with Children Public Housing Residents
	Geographic Areas Affected	Forest Park Midtowne Heights Beaumont Mills Northside Strategy Neighborhood Strategy Neighborhood
	Associated Goals	First Time Home Buyer Education Program
	Description	The City will work with partner organizations to provide for First Time Homebuyer Education programs and other activities that encourage homeownership.
	Basis for Relative Priority	
9	Priority Need Name	Workforce Development Training
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	

	Associated Goals	Construction/Expansion of Community Facilities Workforce Development & Training
	Description	The City will work with partner organizations to expand on-going workforce development initiatives.
	Basis for Relative Priority	
10	Priority Need Name	Job Creation
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Infrastructure Expansion & Improvement
	Description	The City will continue to support activities, organizations and businesses that create additional job opportunities for residents of Spartanburg. This will include the expansion activities that support Section 3 hiring and growth of Minority & Women Owned Business Enterprises (MWBE).
	Basis for Relative Priority	
11	Priority Need Name	Fair Housing Activities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Forest Park Midtowne Heights Beaumont Mills Northside Strategy Neighborhood Strategy Neighborhood
	Associated Goals	Fair Housing Program Expansion
	Description	The City will continue to support Fair Housing initiatives throughout the City.
	Basis for Relative Priority	
12	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Construction/Expansion of Community Facilities Public Services Programs
	Description	The City will continue to work with local agencies to provide for a variety of much needed public services.
	Basis for Relative Priority	

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

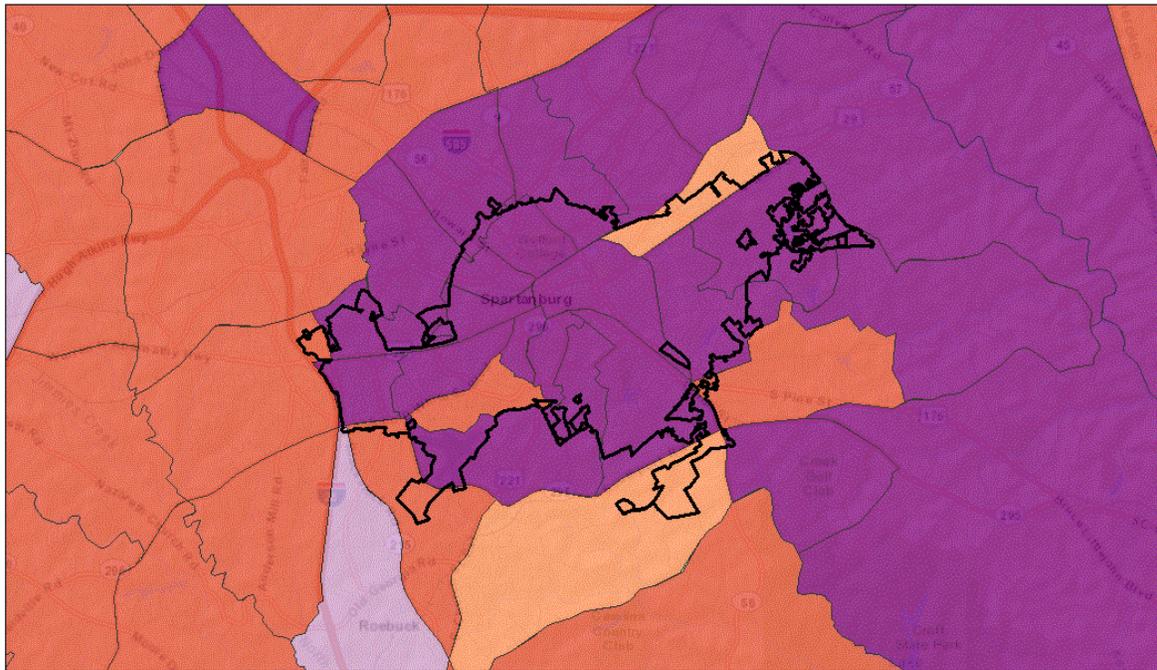
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Due to the very small annual HOME allocation, the City of Spartanburg does not provide TBRA.
TBRA for Non-Homeless Special Needs	Due to the very small annual HOME allocation, the City of Spartanburg does not provide TBRA.
New Unit Production	The City provides HOME funds for new construction on lots where the City has aquired and demolished vacant, abandoned and/or blighted structures. The removal of slum and blight has been one of the highest priorities for the City over the past several years. We are now in the process of redeveloping several neighborhoods including Stewart Park and the Northside.
Rehabilitation	Owner occupied housing rehabilitation and rental rehab are key areas of focus for the City. In the past, the City has only provided CDBG funds for Emergency Repairs. However, the aging housing stock found throughout the City requires more attention. Therefore, the City is preparing to initiate an HOME funded owner occupied rehab program to assist low income owners maintain a safe and liveable home. Likewise, the City will continue its efforts in partnership with the local CHDO and other local non-profit housing organziations to redevelop and rehabilitate affordable rental housing.
Acquisition, including preservation	Over the past two decades, the City's population has declined and thus there has been very little private sector driven new construction or redevelopment activities. Vacancy and neglect continue to plague many areas of the City. Therefore, the City will continue to acquire vacant and blighted residential and commercial structures throughout the City in an effrot to remove slum and blight.

Table 49 – Influence of Market Conditions

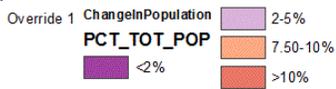
Demographic Maps

This series of map visually display the geographic distribution of demographic trends in Spartanburg across a few key indicators. Due to data constraints in HUD’s CPD Maps tool, the maps contain data from the 2009 American Community Survey (ACS). Where possible, the actual data used in the tables and text throughout the plan is from the more current 2010 Census and 2012 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations, not precise values.

Change in Population -



January 16, 2014



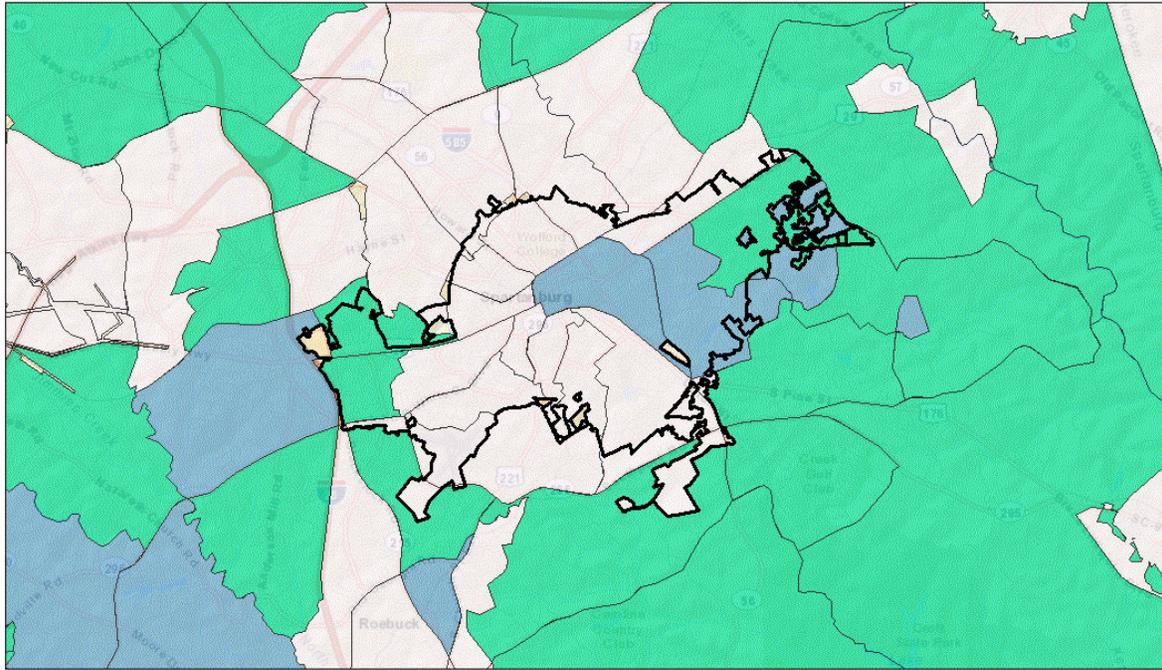
1:123,805
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, DeLorme, NAVTEC, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Change in Population -

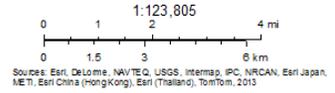
Population Change

The map above visually displays the distribution of Spartanburg's population decline over the last decade. The orange and red shaded areas indicate higher rates of growth, whereas the purple shaded areas of the map indicate population decline. The lighter orange shaded areas represent growth in the 7.5% to 10% range and the darker orange areas represent population growth of more than 10%. The dark purple shaded areas that cover most of the city represents less than 2% growth, including decline. Much of the county and surrounding areas to the south and west experienced increases in population, whereas most of the City of Spartanburg remained relatively stable or experienced a slight decline.

Spartanburg Median Household Income -

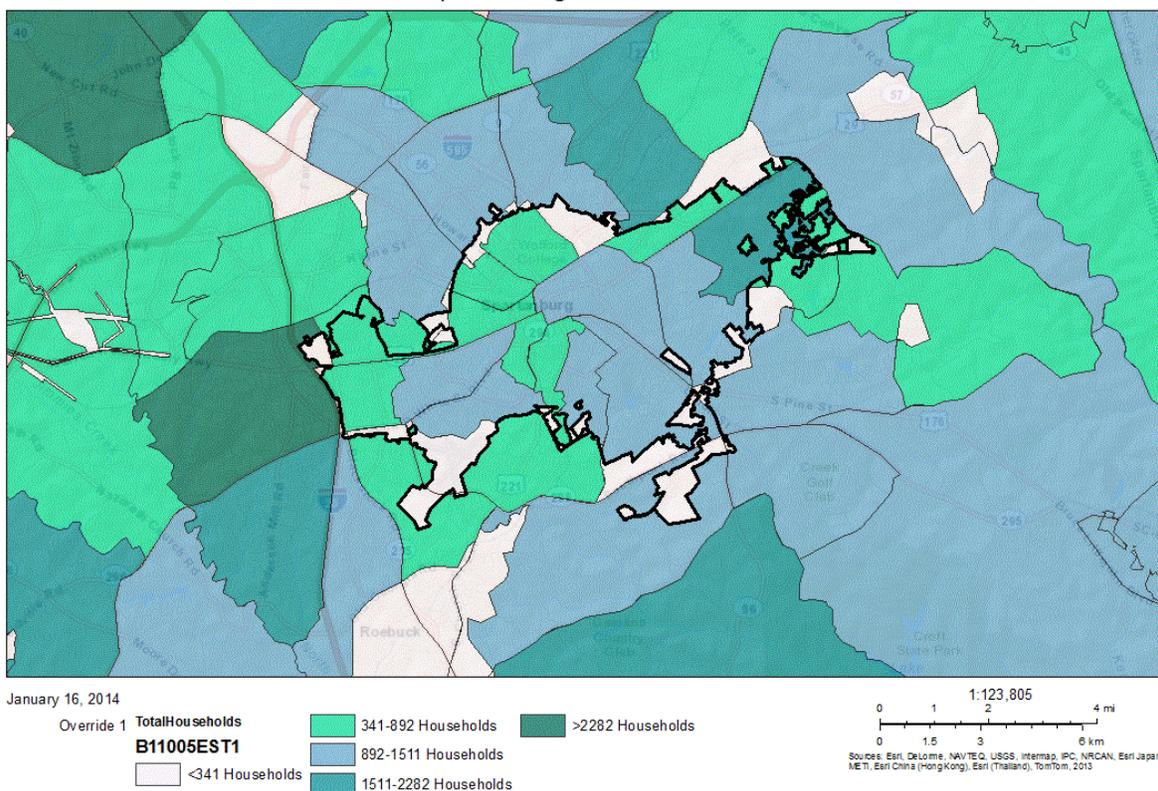


January 16, 2014



Spartanburg Median Household Income -

Spartanburg Households -

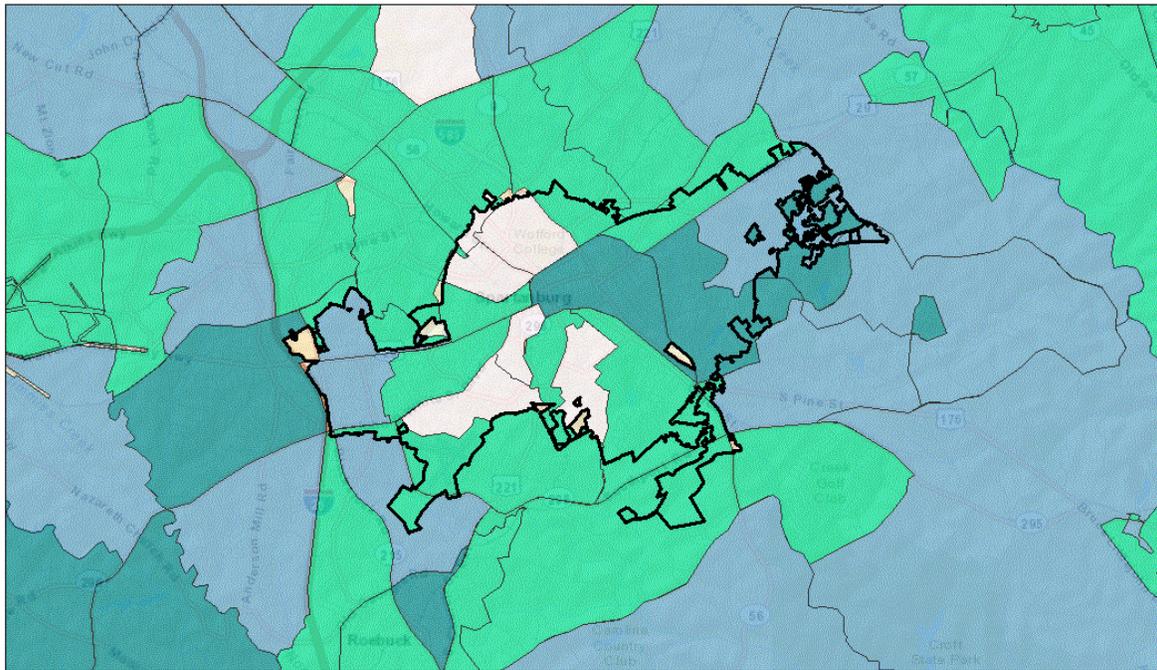


Spartanburg Households -

Household Income

The below map displays median household incomes throughout Spartanburg. There is a significant amount of, but not complete, overlap between the lower income areas of the City and those areas experiencing population stagnation or decline.

Median Household Income -



February 24, 2014

Override 1 MedianHouseholdIncome
B19013EST1
 < \$20,000
 \$20,000-\$40,000
 \$40,000-\$60,000
 \$60,000-\$100,000

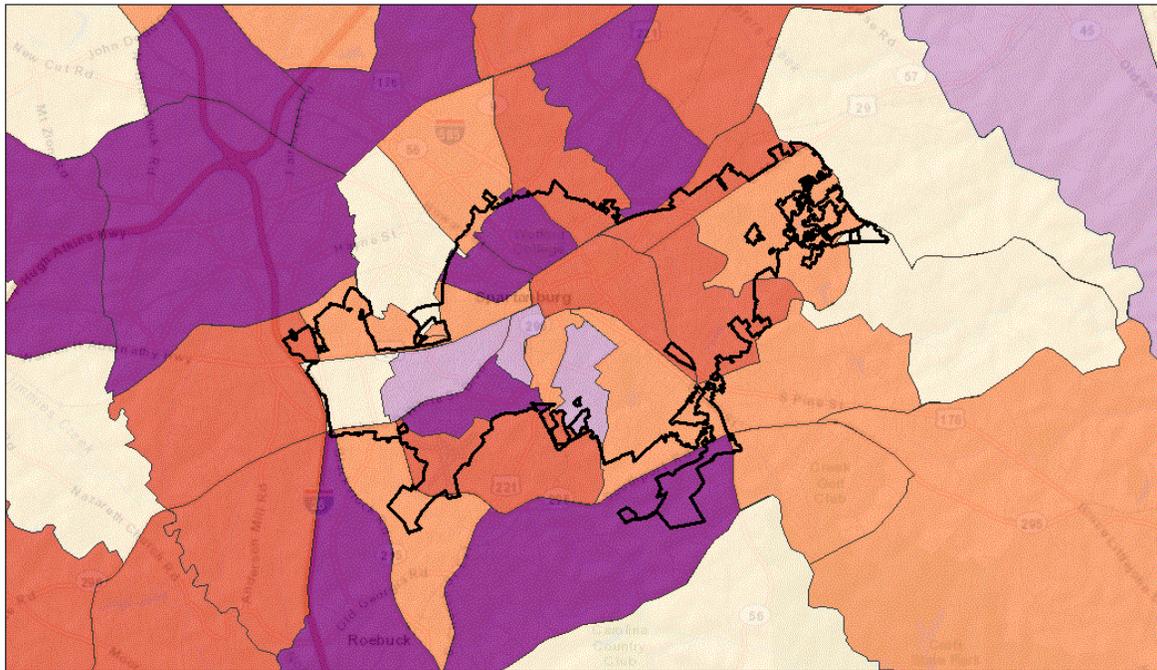
1:117,927
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, Incent P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), TomTom

Median Household Income -

Median Income Change

This map shows changes in Spartanburg median income over the last decade.

Change in Median Household Income -



February 24, 2014

Override 1 **ChangeInMedianHHIncome**
PCT_MEDHH_INC

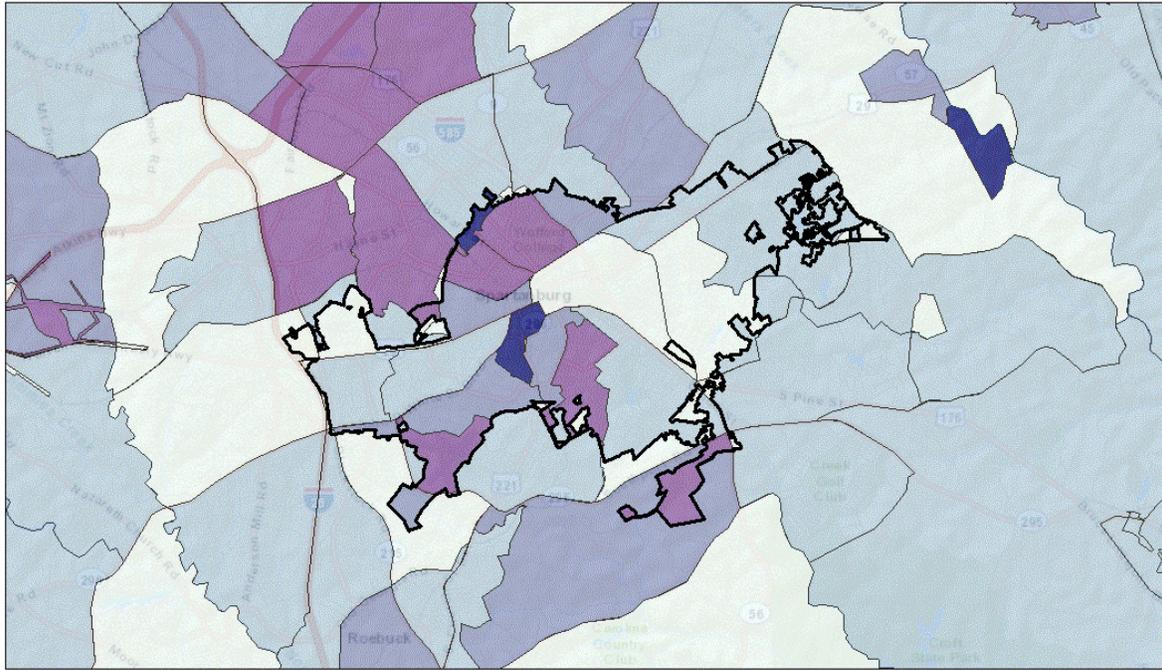
1:117,927
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Change in Median Household Income -

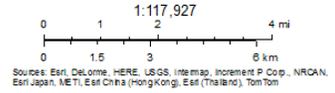
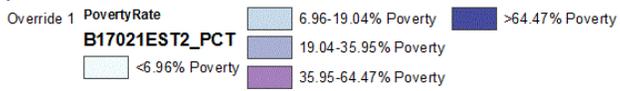
Poverty

The following two maps deal with poverty in the community. The first map shows the distribution of poverty throughout the City of Spartanburg. The second map displays changes in poverty over the last decade, highlighting areas where poverty has increased and decreased.

Spartanburg Poverty Rate -

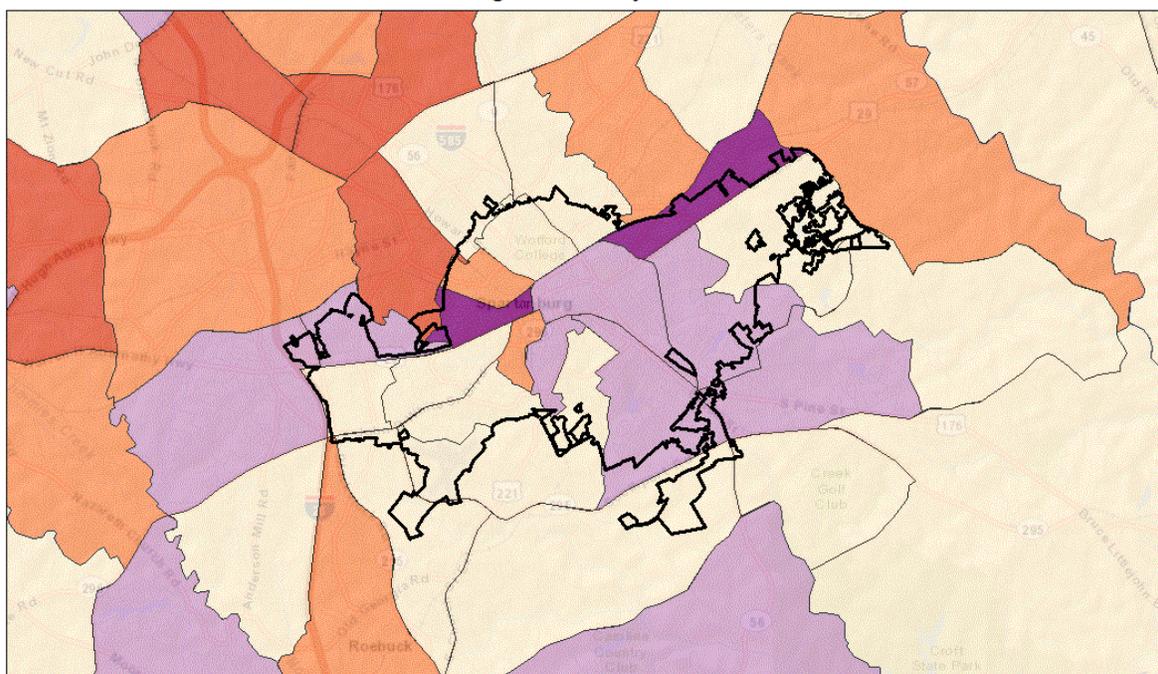


February 24, 2014

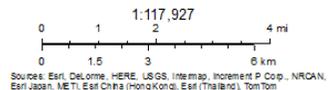


Spartanburg Poverty Rate -

Change in Poverty Rate -



February 24, 2014

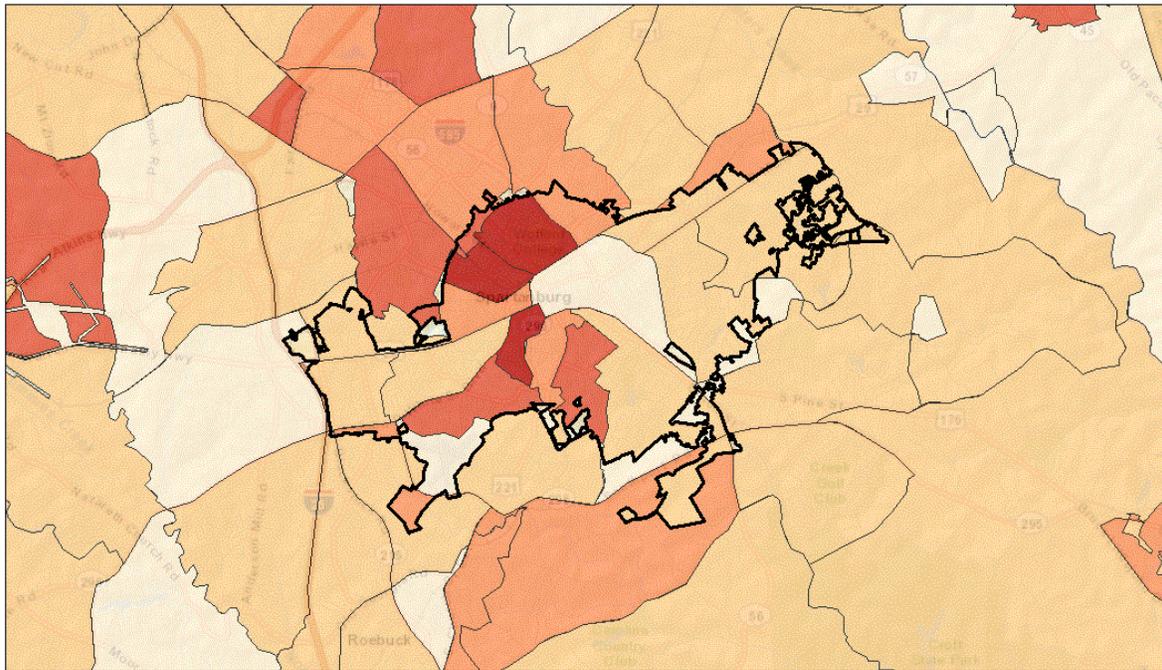


Change in Poverty Rate -

Low and Moderate Income Households

The series of maps below display the distribution of Extremely Low Income, Low Income, and Moderate Income households in Spartanburg.

Extremely Low Income Households -



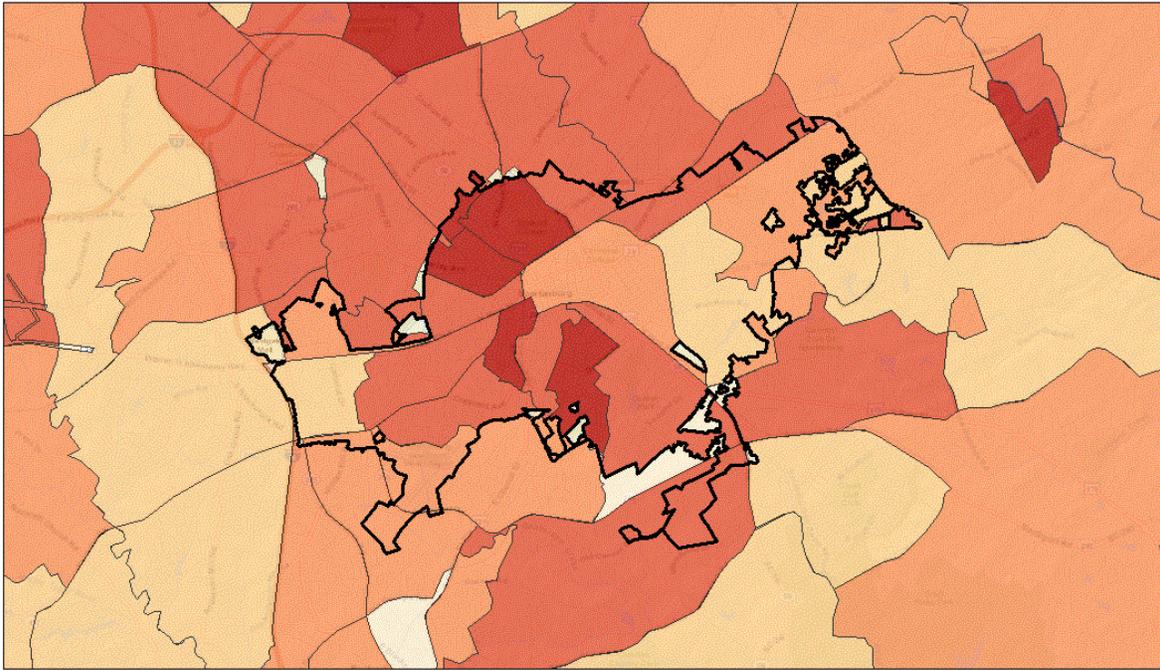
February 28, 2014

Override 1 **ExtremeLowIncomeHouseholds** 5-15% >50%
T8_LE30_PCT 15-25% 25-50%
 <5%

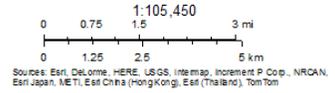
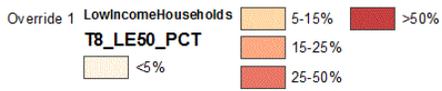
1:117,927
 0 1 2 4 mi
 0 1.5 3 6 km
Sources: Esri, DeLorme, HERE, USGS, Intermap, Incentiv P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Extremely Low Income Households -

Low Income Households -

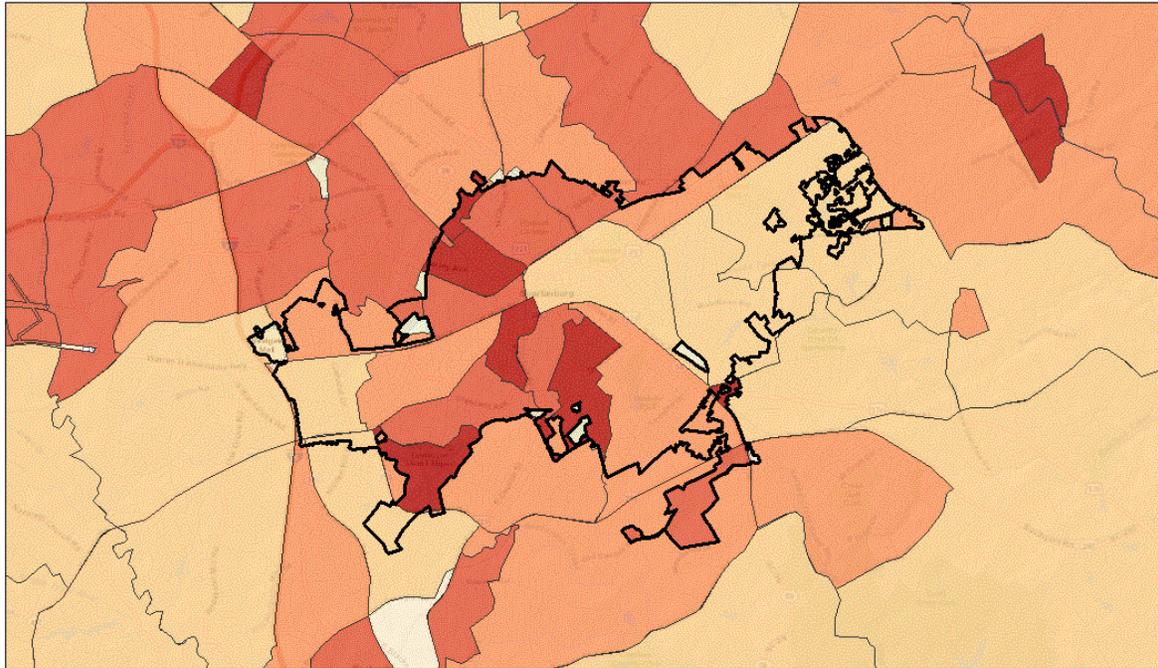


March 3, 2014

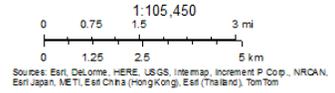
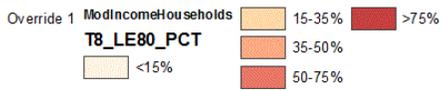


Low Income Households -

Moderate Income Households -



March 3, 2014



Moderate Income Households -

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

Introduction

CDBG and HOME are the only formula entitlement grant funds the City of Spartanburg receives directly from HUD. The City has recently received program income for CDBG however no program income is anticipated from the HOME program. Projects identified in the following Action Plan will be funded from the City's 2014 CDBG allocation of \$620,564 with Program Income of \$847,000 and the HOME allocation of \$151,914. The City has estimated roughly the same amount of Entitlement Funding (EN) each year for the remaining four years of this Five Year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	620,564	847,000	0	1,467,564	2,400,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	151,914	0	0	151,914	500,000	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded with CDBG or HOME funds. In addition, City staff goes out on at least on a yearly basis to monitor each Subrecipient. Staff reviews each file’s documentation and also requests a copy of the organization's audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, a yearly meeting is held for all Subrecipients to inform and help them implement a successful program.

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

Community Facilities are services available to all residents of Spartanburg to meet the day-to-day needs of the community and to enhance quality of life.

Discussion

The City staff have worked with the Citizens of Spartanburg, City Council Representatives as well as partner organizations and key stakeholders to develop the first year Annual Action Plan and the priority needs of the community for the five year period of the Consolidated Plan. City Council approved the first draft of this Plan as well as the FY2014 budget as part of their April 2014 City Council meetings and budget work session.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ART IN MOTION	Non-profit organizations	public services	Jurisdiction
CHRISTMAS IN ACTION	Non-profit organizations	Ownership neighborhood improvements	Region
HABITAT FOR HUMANITY	Non-profit organizations	Ownership	Jurisdiction
DRUG COURT	Government	public services	Jurisdiction
HOMEOWNERSHIP RESOURCE CENTER	Non-profit organizations	Ownership	Region
REGENESIS	Non-profit organizations	Economic Development public services	Region
UPSTATE HOMELESS COALITION	Non-profit organizations	Homelessness	Region
SPARTANBURG HOUSING DEVELOPMENT	CHDO	Ownership Rental neighborhood improvements	Region
Butterfly Foundation	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Rental public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City currently provides very small awards, usually less than \$2,500 per year, to a number of non-profit organizations as part of the Public Services allocation of CDBG funding. City staff agree that these awards are too small to have any major impact and create a reporting and monitoring burden on both the organization and the City staff. Moving forward, the public services grants will be awarded differently; staff is in the process of devising a new application and award policy and procedure.

The City currently only works with one CHDO type organization, listed here as Spartanburg Housing Development, this organization is in the process of rebranding and will ultimately be referred to as Upstate Housing. However, this organization was recently deined CHDO certification status by State Housing and may not be able to meet the City's recertification requirements either. This will leave the City without a local CHDO organization and as such staff will ahve to look for a CHDO from a neighboring jurisdiction that might be willing to also provide CHDO services in Spartanburg.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are several area agencies, such as DSS and the Butterfly Foundation, that have staff trained to enroll people for mainstream services through the Benefit Bank. Also, the Spartanburg Mental Health

Center has staff who will help homeless people with mental illness to start receiving Social Security. This is called the Soar program.

In addition, the PATH workers through the Spartanburg Mental Health Center, will do street outreach to homeless people and provide them with crisis services, medication services, counseling sessions in the field or in the office, nursing appointments, and random drug screens to determine if SADAC also needs to be involved in their care.

New Horizons has a mobile van, which visits in Spartanburg twice a month, to bring medical care to homeless people. One of its stops is at the Downtown Rescue Mission.

Regenesys and St. Luke's Free Clinic also provide healthcare to people with very low income.

SC Works provides work search and training opportunities. This is not limited to homeless people, but they are certainly part of the population taking advantage of the programs. The Veteran Reps. works with veterans and their families. Occasionally there are homeless vets that apply for help and the Veteran Reps. try to place them in housing.

Legal Services can help with prevention of homelessness when legal work is needed to prevent eviction or foreclosure. However, they cannot help if the eviction is because rent was not paid.

Homes for Life helps houses unaccompanied boys and tries to provide them with the skills and services needed to develop their readiness for self-sufficiency.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City does not receive ESG or HOPWA funds and therefore is unable to provide any significant funding to combatting homelessness. The City does provide CDBG public service funding to the Butterfly Foundation and other organizations that ultimately provide assistance to homeless persons. However, the City does not have an active program to end homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City and its consultants are currently revising the policies and procedures for CDBG and HOME project selection which will lead to a more stream-lined application, award and monitoring process. Furthermore, the City and its consultants are working with the local CHDO to improve the organization's capacity and ability to function as a certified CHDO per the new HOME Rule.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Removal of Slum & Blight	2014	2018	Non-Housing Community Development Removal of Slum and Blight	Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Removal of Slum & Blight	CDBG: \$750,000	Buildings Demolished: 55 Buildings
2	New Construction of Home Ownership Units	2014	2018	Affordable Housing	Forest Park Northside City Wide	New Construction for Home Ownership Opportunities	HOME: \$150,000	Homeowner Housing Added: 30 Household Housing Unit
3	Owner Occupied Housing Rehabilitation	2014	2018	Affordable Housing	Northside City Wide	Home Owner Occupied Housing Rehabilitation	CDBG: \$250,000 HOME: \$500,000	Homeowner Housing Rehabilitated: 65 Household Housing Unit
4	Infrastructure Expansion & Improvement	2014	2018	Non-Housing Community Development	Northside City Wide Highland Neighborhood	Infrastructure Development Job Creation	HOME: \$237,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Code Enforcement & Rental Rehab	2014	2018	Affordable Housing	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Rental Housing Rehabilitation & Code Enforcement	CDBG: \$262,000	Rental units rehabilitated: 125 Household Housing Unit
6	Construction/Expansion of Community Facilities	2014	2018	Non-Housing Community Development	Beaumont Mills Northside City Wide Highland Neighborhood	Development & Expansion of Community Facilities Workforce Development Training Public Services	CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5100 Persons Assisted
7	Financial Literacy Training Program	2014	2018	Non-Housing Community Development	Forest Park Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Financial Literacy Training	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	First Time Home Buyer Education Program	2014	2018	Affordable Housing	Forest Park Northside City Wide	Home Ownership Opportunities	CDBG: \$0 HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
9	Workforce Development & Training	2014	2018	Non-Housing Community Development	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Workforce Development Training	CDBG: \$175,000	Jobs created/retained: 50 Jobs
10	Fair Housing Program Expansion	2014	2018	Affordable Housing Public Housing Homeless	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Fair Housing Activities	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Public Services Programs	2014	2018	Non-Housing Community Development	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Public Services	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Businesses assisted: 25 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Removal of Slum & Blight
	Goal Description	The removal of abandoned and blighted commercial and/or residential structures throughout the City.
2	Goal Name	New Construction of Home Ownership Units
	Goal Description	The City and/or it's partenrs will develop new homes for home ownership opportunities.
3	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	The rehabilitation of owner occupied housing units.

4	Goal Name	Infrastructure Expansion & Improvement
	Goal Description	Expansion and Improvements of the City's infrastructure facilities.
5	Goal Name	Code Enforcement & Rental Rehab
	Goal Description	The City's Code Enforcement Division will continue to work with home owners and absentee landlords to improve the condition of neglected housing units throughout the City.
6	Goal Name	Construction/Expansion of Community Facilities
	Goal Description	The City will utilize CDBG fundings to expand existing community facilities and/or develop new facilities which may include such things as parks, community centers and neighborhood activity centers.
7	Goal Name	Financial Literacy Training Program
	Goal Description	The City will work with local partners to expand credit counseling services and basic Financial Literacy training programs for citizens of the community.
8	Goal Name	First Time Home Buyer Education Program
	Goal Description	The City will work with local partners to expand home ownership opportunities by providing First Time Homebuyer counseling programs.
9	Goal Name	Workforce Development & Training
	Goal Description	The City will continue to support local organizations and businesses that look to expand their operations. Additionally, the City will provide funding towards the development of workforce and job training programs for residents of Spartanburg.
10	Goal Name	Fair Housing Program Expansion
	Goal Description	The City will continue to promote Fair Housing opportunities throughout the City via an on-going marketing plan and with its partner organizations.
11	Goal Name	Public Services Programs
	Goal Description	Expansion of Public Service programs via the City and/or its non-profit partner organizations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In FY 2014, the City, via it's CHDO partner, will provide affordable housing to 20 low-moderate income families via the following activities:

- 1) Owner Occupied Rehab - 5 Families
- 2) New Construction of Single Family Homes for Ownership - 5 families
- 3) First Time Home-buyer Counseling - 10 families.

These efforts will begin in FY 2014 and should expand each of the following four years to provide housing for an estimated 125 low-moderate income families by the end of the five-year period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable

Activities to Increase Resident Involvements

Not Applicable

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

No

Plan to remove the ‘troubled’ designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Despite the national housing downturn and prolonged recession, housing costs have risen across Spartanburg – with home prices and rents increasing by 40% since 2000. Even with comparatively low housing prices and rents, a significant portion of households remain cost burdened in the City – highlighting the toll lower incomes, poverty, and unemployment have on the community. Minorities tend to face a disproportionate burden of this phenomenon. Lack of affordability only exacerbates the still present historical issues of housing discrimination that racial, ethnic, and other protected minorities have struggled with for decades. As such, a lack of affordability remains the top barrier in Spartanburg.

In an effort to address the barriers to affordable housing, the City of Spartanburg has conducted the following Fair Housing Efforts in FY 2013 and will continue to provide for similar activities moving forward.

Advertisements on SPARTA buses

Each bus/shelter sign will display on its side or back a promotional advertisement for the City's upcoming Housing Fair – Big Tent event.

Advertisement on Billboards

Two large billboards will be displayed throughout the city in English with the year's theme: "Fair Housing: Your Right. Your Choice. Use it." This message is continuing to set the tone for anti-discriminatory, Fair Housing practices throughout Spartanburg.

News Paper and Radio Advertisements

In order to further promote the Housing Fair, numerous radio ads will air on three different radio stations and in the main news papers.

Distribution of Fair Housing Information

A large distribution of fliers, posters, bags, carabineers, magnets, and pens will be available for distribution at the Housing Fair, as well as distribution through the Spartanburg County Board of REALTORS and the Spartanburg County Community and Economic Development at various public awareness events. Ads will also be placed in the leading Hispanic newspapers outlining Fair Housing practices in Spanish.

Fair Housing Hotline

A referral line will be available throughout the year for residents to call in and report violations pertaining to Fair Housing and /or discrimination; in conjunction with this Fair Housing will maintain an ongoing partnership with the South Carolina Human Affairs Commission. We have also partnered with the Greenville Human Relations Commission. All incoming calls seeking a Spanish speaker will be referred to their hotline.

The City continues to partner with the Spartanburg County Community Development Department, Spartanburg County Board of REALTORS, Upstate Housing Partnership (formerly Spartanburg Housing Development Corporation), SunTrust Bank, South Carolina Legal Services, and Spartanburg Housing Authority. New partners include Franklin American Mortgage Company, First Piedmont Federal, Arcadia Elementary School, and the Citizens Advisory Council to name a few.

The annual Housing Fair – Big Tent Event was held at the Spartanburg County Administration Building. Topics discussed included the importance of having credit, Fair Housing laws and regulations, and how to keep your home burglar free.

In partnership with the Board of REALTORS, the City of Spartanburg and Spartanburg County sponsored two (2) Fair Housing continuing education courses for local realtors.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The greatest barrier to affordable housing within the City of Spartanburg is the lack of affordable rental units in the area. To that end, the City is working with its area partners and the Spartanburg Housing Authority to develop new rental units as well as to rehabilitate rental hosuign units that are in need of significnat rehab. By bringing new units into the market place as well as providing for the preservation of

existing units, the City will maintain, or increase, the affordable housing supply and thus keep rent rates as low as possible.

SP-60 Homelessness Strategy – 91.215(d)

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

At this time, the City of Spartanburg does not have a specific Homelessness Strategy. The City works in conjunction with the Spartanburg Housing Authority, provides funding to the Butterfly Foundation and the Spartanburg Housing Development Corporation as well as supports the efforts of the Upstate Homeless Coalition - the region's Continuum of Care. However, the City does not receive ESG funding and only a small amount of HOME funding each year. Thus, a specific strategy for addressing homelessness is, unfortunately, not feasible at this time.

Addressing the emergency and transitional housing needs of homeless persons

Whenever possible, the City provides CDBG public service funding to the Upstate Homeless Coalition to support their ongoing programs and operations.

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.

Not applicable.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Not applicable.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City does not currently have a lead based paint abatement program. However, when residents and/or landlords apply for assistance through the Emergency Repairs program or the Owner Occupied Rehab program, every house is assessed for lead paint hazards. If lead paint is detected, it is the City's current policy to properly abate the home as part of the repairs and renovation process.

Additionally, the City often acquires and demolishes vacant and blighted structures as part of its ongoing efforts to remove slum and blight throughout the City. In these instances, lead paint and materials are properly deconstructed and disposed of as part of the demolition process.

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

The City and its partners fully abate all lead based paint hazards as part of the Emergency Repairs and Owner Occupied Rehabilitation programs. Likewise, as part of the demolition process, all lead paint and materials are properly handled, transported and disposed of.

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

Lead based paint abatement procedures are part of all housing programs including acquisition & demolition, Emergency Repairs, and Owner Occupied Rehab. Based on the initial environmental assessment conducted on all lots, buildings and housing units, proper abatement procedures are followed. Furthermore, the South Carolina Department of Health and Environmental Control (SC-DHEC) has a specific set of procedures that must be followed for abatement and disposal of all lead based paint materials. It is the policy of the City that both the Federal guidelines and the DHEC guidelines are followed in every situation.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

Unfortunately, the City of Spartanburg has extremely high numbers of families and individuals living in poverty level conditions. The City works diligently with its public service provider organizations to offer programs and services for job training, educational advancement, job placement, financial literacy training, credit counseling, and foreclosure prevention. These programs and services help to provide a stable foundation for area residents and hopefully prevent families from falling into poverty or help them to climb out of the poverty cycle.

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

The City has placed a high priority on Financial Literacy, Credit Counseling and First Time Homebuyer Education programs. Funding is dedicated each year, both HOME & CDBG, to these efforts. The City hopes to encourage increased home ownership but also recognizes that some families are not quite ready to purchase a home. In many cases, basic financial literacy education or credit counseling are more appropriate.

SP-80 Monitoring – 91.230

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

The City's monitoring is an ongoing process involving continuous subrecipient communication and evaluation. This process involves frequent telephone contacts, written communications, analysis of reports, and periodic meetings. Program monitoring has the objectives of improving the subrecipient's basic management systems and overall management capacity to implement effective programs, verification of subrecipient compliance with federal regulations and the elimination of inefficient, ineffective and/or improper use of federal funds.

When conducting monitoring, the following steps are followed:

- a) Meet with appropriate officials and explain the purpose of monitoring
- b) Review appropriate materials generated by the subrecipient which provides more detailed information on project descriptions and status
- c) Review pertinent Subrecipient files
- d) Interview members of the subrecipient's staff to discuss performance
- e) Visit project sites
- f) Hold a closing conference to present preliminary conclusions

The focus of program monitoring should be on key indicators such as completion of project designs or plans and specifications, letting of contracts and obligations of funds and expenditure of funds. Where activities have experienced delays, assessment should be made of the reason for the delay, the extent to which the factors causing the delay are beyond the control of the subrecipient or the extent to which the original schedule was unrealistic, whether the cause is unique to the project or systemic, and what corrective action, if any, the subrecipient is undertaking.

Accurate records of any on-site monitoring visit, will include the completion of the City's monitoring checklist and summary report - both shall be added to the subrecipients' file.

Expected Resources

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

Introduction

CDBG and HOME are the only formula entitlement grant funds the City of Spartanburg receives directly from HUD. The City has recently received program income for CDBG however no program income is anticipated from the HOME program. Projects identified in the following Action Plan will be funded from the City's 2014 CDBG allocation of \$620,564 with Program Income of \$847,000 and the HOME allocation of \$151,914. The City has estimated roughly the same amount of Entitlement Funding (EN) each year for the remaining four years of this Five Year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	620,564	847,000	0	1,467,564	2,400,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	151,914	0	0	151,914	500,000	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded with CDBG or HOME funds. In addition, City staff goes out on at least on a yearly basis to monitor each Subrecipient. Staff reviews each file’s documentation and also requests a copy of the organization's audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, a yearly meeting is held for all Subrecipients to inform and help them implement a successful program.

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

Community Facilities are services available to all residents of Spartanburg to meet the day-to-day needs of the community and to enhance quality of life.

Discussion

The City staff have worked with the Citizens of Spartanburg, City Council Representatives as well as partner organizations and key stake holders to develop the first year Annual Action Plan and the priority needs of the community for the five year period of the Consolidated Plan. City Council approved the first draft of this Plan as well as the FY2014 budget as part of their April 2014 City Council meetings and budget work session.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Removal of Slum & Blight	2014	2018	Non-Housing Community Development Removal of Slum and Blight	Northside City Wide	Removal of Slum & Blight	CDBG: \$306,192	Buildings Demolished: 25 Buildings
2	New Construction of Home Ownership Units	2014	2018	Affordable Housing	Forest Park	New Construction for Home Ownership Opportunities	HOME: \$22,787	Homeowner Housing Added: 5 Household Housing Unit
3	Owner Occupied Housing Rehabilitation	2014	2018	Affordable Housing	Northside	Home Owner Occupied Housing Rehabilitation	CDBG: \$50,000 HOME: \$166,723	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Infrastructure Expansion & Improvement	2014	2018	Non-Housing Community Development	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Infrastructure Development	CDBG: \$166,564	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
5	Code Enforcement & Rental Rehab	2014	2018	Affordable Housing	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Rental Housing Rehabilitation & Code Enforcement	CDBG: \$160,284	Buildings Demolished: 25 Buildings Housing Code Enforcement/Foreclosed Property Care: 25 Household Housing Unit
6	Construction/Expansion of Community Facilities	2014	2018	Non-Housing Community Development	Highland Neighborhood	Development & Expansion of Community Facilities	CDBG: \$450,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Financial Literacy Training Program	2014	2018	Non-Housing Community Development	Forest Park Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Financial Literacy Training	CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
8	First Time Home Buyer Education Program	2014	2018	Affordable Housing	Northside City Wide	Home Ownership Opportunities	CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
9	Workforce Development & Training	2014	2018	Non-Housing Community Development	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Workforce Development Training Job Creation	CDBG: \$50,000	Jobs created/retained: 10 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Fair Housing Program Expansion	2014	2018	Affordable Housing Public Housing Homeless	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Fair Housing Activities	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
11	Public Services Programs	2014	2018	Non-Housing Community Development	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood	Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Removal of Slum & Blight
	Goal Description	The removal of abandoned and blighted commercial and/or residential structures throughout the City.
2	Goal Name	New Construction of Home Ownership Units
	Goal Description	The City will work with a local CHDO to develop new homes for ownership opportunities in the Northside & Forrest Park Neighborhoods.
3	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	The City will work with a local CHDO partner to develop an owner occupied rehab program. The first year of funding will be dedicated to starting a pilot program in the Northside Community.
4	Goal Name	Infrastructure Expansion & Improvement
	Goal Description	The City will continue its efforts to expand and/or improve adequate public infrastructure facilities throughout the jurisdiction.
5	Goal Name	Code Enforcement & Rental Rehab
	Goal Description	In conjunction with the City's goals to remove blighted structures, City staff will also work with the Code Enforcement Department to improve the conditions of abandoned structures as well as rental housing units throughout the City.
6	Goal Name	Construction/Expansion of Community Facilities
	Goal Description	The City will be expanding the Stewart Park to include a new Community/Activity Center.
7	Goal Name	Financial Literacy Training Program
	Goal Description	The City is working with the local CHDO to offer a Financial Literacy Training Program for City residents.
8	Goal Name	First Time Home Buyer Education Program
	Goal Description	The City will be workign with the local CHDO to offer a First Time Home Buyer Education Program for potential home buyers throughout the City.

9	Goal Name	Workforce Development & Training
	Goal Description	The City is looking to expand job opportunities for Section 3 eligible businesses and individuals as well as Minority & Women Owned Business Enterprises (MWBE) throughout the City.
10	Goal Name	Fair Housing Program Expansion
	Goal Description	The Neighborhood Housing Services Department will continue to promote Fair Housing Choice throughout the City as a component of all it's programs and activities.
11	Goal Name	Public Services Programs
	Goal Description	Expansion of Public Service programs via the City and/or its non-profit partner organizations.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects have been approved by City Council for the FY 2014 Annual Action Plan.

Projects

#	Project Name
1	Housing Rehabilitation Project Delivery
2	Neighborhood Services Admin.
3	Professional Services
4	Northside Choice Neighborhood Initiative
5	Acquisition of Property
6	Demolition - City Wide
7	Demolition - Northside
8	Emergency Repairs
9	Fair Housing Activities
10	Financial Literacy Training
11	First Time Homebuyer Training Program
12	Section 3/MWBE Economic Development
13	Neighborhood Pride Program
14	Owner Occupied Housing Repairs - Northside
15	Brawley Street Infrastructure Development
16	Stewart Park Activity Center
17	Art In Motion
18	HOME - Administration 10%
20	HOME - CHDO Set-aside 15%
21	Bethlehem Community Center
22	Big Brothers Big Sisters
23	Butterfly Foundation
24	C.O.L.O.R.S
25	Spartanburg Alcohol and Drug Court
26	Urban League of the Upstate
27	Safe Homes - Rape Crisis
28	SC Legal Services
29	United Housing Connections
30	Fire Safety Community Assistance Program

Table 56 – Project Information

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

Funding allocations were presented by staff recommendation to City Council for approval on April 14th, 2014. The final Public Comment Period ended as of 5:00pm EST on July 3rd, 2014.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Project Delivery
	Target Area	Northside City Wide
	Goals Supported	Owner Occupied Housing Rehabilitation Code Enforcement & Rental Rehab Fair Housing Program Expansion
	Needs Addressed	Home Owner Occupied Housing Rehabilitation Rental Housing Rehabilitation & Code Enforcement
	Funding	CDBG: \$130,284
	Description	Funding will be used to pay for the costs incurred by the Neighborhood Services Department for the eligible Project Delivery costs associated with the operations of the CDBG funded Emergency Repairs program and the HOME funded Owner Occupied Rehab and Rental Rehabilitation programs. This eligible costs include but may not be limited to site assessments, work write-ups, Environmental Assessment, and contractor management and coordination.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Via the combined efforts of the Emergency Repairs, Owner Occupied Rehabilitation and the Rental Rehabilitation programs, the City estimates 30 low-income families and 5 low to moderate income families will benefit from these activities in the first year.
	Location Description	The City staff will conduct site assessments, eligibility review, work write-ups, contractor selection and management, Environmental Assessments and other eligible project delivery activities associated with the successful operations of the various housing rehabilitation programs offered throughout the Citywide Service Area. However, several of the City's partner organization will focus their efforts in particular neighborhoods including, but not limited to, the Northside Community and the Highland Neighborhood.
	Planned Activities	The City and/or one of its partners will provide for Emergency Repairs to assist 5 low income families in urgent need of assistance. Additionally, The City and/or one of its partners will provide for more extensive repairs for Owner Occupied housing - up to 5 low to moderate income families will be assisted with this program. Finally, the City and/or one of its partners will provide for the rehabilitation of previously neglected, blighted and/or vacant rental housing units. It is estimated that 25 rental units will be brought back up to code and returned to quality livability standards as a result of this program.

2	Project Name	Neighborhood Services Admin.
	Target Area	City Wide
	Goals Supported	Removal of Slum & Blight New Construction of Home Ownership Units Owner Occupied Housing Rehabilitation Infrastructure Expansion & Improvement Code Enforcement & Rental Rehab Construction/Expansion of Community Facilities Financial Literacy Training Program First Time Home Buyer Education Program Workforce Development & Training Fair Housing Program Expansion
	Needs Addressed	
	Funding	CDBG: \$82,024
	Description	Funding will be utilized to pay for the administrative costs incurred by the City for the operations and management of the CDBG grant.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	This Administrative project will not provide direct benefit to any families.
	Location Description	City wide service area.
	Planned Activities	Adminsitration of CDBG funded projects including programs operated by the City and by its partners.
3	Project Name	Professional Services
	Target Area	City Wide
	Goals Supported	Removal of Slum & Blight New Construction of Home Ownership Units Owner Occupied Housing Rehabilitation Infrastructure Expansion & Improvement Code Enforcement & Rental Rehab Construction/Expansion of Community Facilities Financial Literacy Training Program First Time Home Buyer Education Program Workforce Development & Training Fair Housing Program Expansion Public Services Programs

	Needs Addressed	Removal of Slum & Blight New Construction for Home Ownership Opportunities Home Owner Occupied Housing Rehabilitation Infrastructure Development Rental Housing Rehabilitation & Code Enforcement Development & Expansion of Community Facilities Financial Literacy Training Home Ownership Opportunities Workforce Development Training Job Creation Fair Housing Activities Public Services
	Funding	CDBG: \$10,000
	Description	CDBG funding will be utilized to pay for professional services required for the successful operations and management of the CDBG grant projects.
	Target Date	6/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	By providing necessary programatic support to the City's admin staff it is estimated that 2500 low to moderate income families will benefit from the successful completion of one or more of the HOME and/or CDBG projects listed in this Action Plan.
	Location Description	Consultants will be utilized to provide for the effecient and effective management and operations of CDBG & HOME activities throughout the City's jurisdiction.
	Planned Activities	The City has contracted with Civitas LLC, based in Charleston, to provide Professional Services related to CDBG & HOME project delivery. Civitas consultants are experienced HUD consultants with a strong focus on successful delivery of OneCPD programs. Specifically, the consultants will assist the City staff improve upon the existing Policies & Procedures for the HOME, CDBG, and NSP Programs. Additionally, the consultants will assist the staff with proper CHDO certification, project selection, and development of proper written agreements for subrecipients and developers. Finally, Civitas consultants will assist staff with all Environmental Assessment activities as required for all development projects under CDBG & HOME program regulations.
4	Project Name	Northside Choice Neighborhood Initiative
	Target Area	Northside

Goals Supported	Removal of Slum & Blight New Construction of Home Ownership Units Infrastructure Expansion & Improvement Code Enforcement & Rental Rehab Construction/Expansion of Community Facilities Workforce Development & Training Fair Housing Program Expansion
Needs Addressed	Removal of Slum & Blight New Construction for Home Ownership Opportunities Infrastructure Development Rental Housing Rehabilitation & Code Enforcement Development & Expansion of Community Facilities Workforce Development Training Job Creation Fair Housing Activities
Funding	CDBG: \$100,000
Description	The City of Spartanburg was successful Co -Applicant with The Spartanburg Housing Authority on A Choice Neighborhood Planning Grant. The City has committed \$100,000 in matching funds to support the planning activities. The Housing Authority procured a master developer/planner to produce the transformation plan that will be submitted to HUD. A Master Plan/ Land Use plan will be included in the transformation plan. Ultimately, the City will endorse and adopt the Master plan/Land Use plan for the Northside, and it will serve as the guide for redevelopment in the Northside Community.
Target Date	4/15/2015
Estimate the number and type of families that will benefit from the proposed activities	Through the combined efforts of the City and its partners throughout the Northside Community, it is estimated the 1500 low to moderate income families, in the Northside Community, will benefit from these efforts.ÃÃ
Location Description	The Choice Neighborhood Planning Grant as well as the anticipated Choice Neighborhoods Implementation Grant will be utilized within the Northside Community Service Area.

	Planned Activities	The City will utilize the CDBG funding to provide for the required Choice Neighborhood Initiative Implementation (CNI) Grant Matching Funds. Coupled with the CNI Implementation funding, the City and its partners will undergo a comprehensive revitalization effort throughout the Northside Community. This shall include, planning for future land use, stimulating residential and commercial re-development, infrastructure expansion, and expansion of public facilities and services in the community.
5	Project Name	Acquisition of Property
	Target Area	Beaumont Mills Northside City Wide South Converse Neighborhood
	Goals Supported	Removal of Slum & Blight
	Needs Addressed	Removal of Slum & Blight
	Funding	CDBG: \$65,192
	Description	CDBG funds will be used to acquire blighted and abandoned properties throughout the City.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Area Benefit from removal of slum and blight
	Location Description	City Wide service area with special focus in the target areas listed below.
	Planned Activities	Acquisition of blighted properties.
6	Project Name	Demolition - City Wide
	Target Area	Forest Park Midtowne Heights Beaumont Mills City Wide South Converse Neighborhood Highland Neighborhood
	Goals Supported	Removal of Slum & Blight
	Needs Addressed	Removal of Slum & Blight
	Funding	CDBG: \$141,000

	Description	The City will provide funding to demolish abandoned and blighted residential and commercial buildings throughout the City.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Area benefit from the removal of slum and blight.
	Location Description	City Wide service area with special focus in the target areas listed below.
	Planned Activities	Demolition of slum and blight
7	Project Name	Demolition - Northside
	Target Area	Northside
	Goals Supported	Removal of Slum & Blight
	Needs Addressed	Removal of Slum & Blight
	Funding	CDBG: \$100,000
	Description	The City will provide funding for the demolition of residential and/or commercial buildings in the Northside Community for the removal of slum and blight.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Area benefit from the removal of slum and blight.
	Location Description	Northside Community
	Planned Activities	Demolition of blighted residential and commercial buildings.
8	Project Name	Emergency Repairs
	Target Area	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	Home Owner Occupied Housing Rehabilitation

	Funding	CDBG: \$50,000
	Description	The Emergency Repairs Program will provide funding assistance for owner occupied households with incomes up to 50% of the area median income (AMI) to make emergency repairs needed to correct serious housing deficiencies that threaten safety, health and/or life.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Five low-income families in the first year
	Location Description	City Wide service area with special focus in the target areas listed above.
	Planned Activities	No specific planned activities at this time.
9	Project Name	Fair Housing Activities
	Target Area	City Wide
	Goals Supported	Fair Housing Program Expansion
	Needs Addressed	Fair Housing Activities
	Funding	CDBG: \$15,000
	Description	The City will commit to providing information and educational activities, to the residents of Spartanburg, regarding their Fair Housing rights.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	2500 low to moderate income households.
	Location Description	City Wide Service Area
Planned Activities	Fari Hosuing marketing campaign and events.	
10	Project Name	Financial Literacy Training
	Target Area	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood
	Goals Supported	Financial Literacy Training Program

	Needs Addressed	Financial Literacy Training
	Funding	CDBG: \$10,000
	Description	The City will provide funding to partner organizations to expand on-going Financial Literacy and Credit Counseling program.s
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	50 low to moderate income families
	Location Description	City wide with a focus in the target areas listed above.
	Planned Activities	Expansion of an existing program offered by one of the City's existing public service agencies.
11	Project Name	First Time Homebuyer Training Program
	Target Area	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood
	Goals Supported	First Time Home Buyer Education Program Fair Housing Program Expansion
	Needs Addressed	Home Ownership Opportunities Fair Housing Activities
	Funding	CDBG: \$10,000
	Description	The City will work with a partner organization or organizations to proved First Time Homebuyer Education courses to perspective homebuyers.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	5 low to moderate income families
	Location Description	City Wide service area with special focus in the target areas listed above.
	Planned Activities	First Time Homebuyer Program support
12	Project Name	Section 3/MWBE Economic Development

	Target Area	City Wide
	Goals Supported	Workforce Development & Training
	Needs Addressed	Job Creation
	Funding	CDBG: \$42,500
	Description	The City has committed funds to support Section 3 activities - recruitment, training, support, and on the job training for section 3 eligible individuals. ; recruitment, training, equipment, support for section 3 eligible businesses. City has committed funds to incentives job creation for LMI citizens via existing business. The City has also committed funds to support new Minority Business Development via grants and micro loans.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Through the efforts of the City's new position of Coordinator for Section 3 and Minority & Women Owned Business Enterprises, it is estimated that 10 low income families from the increased job opportunities developed through these activities.Â
	Location Description	The Section 3/MWBE Coordinator will provide services throughout the City's jurisdiction. Â
	Planned Activities	The Coordinator will work with existing and developing MWBE organizations as well as Section 3 eligible residents to promote job oppportunities for low to moderate income individuals throughout the City.Â
13	Project Name	Neighborhood Pride Program
	Target Area	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood
	Goals Supported	Removal of Slum & Blight Infrastructure Expansion & Improvement Fair Housing Program Expansion
	Needs Addressed	Removal of Slum & Blight Infrastructure Development Fair Housing Activities

	Funding	CDBG: \$25,000
	Description	The City will continue to provide small grants to local neighborhood organizations for the improvement of neighborhood parks and open/community spaces.
	Target Date	6/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	500 low to moderate income families.
	Location Description	City Wide service area with special focus in the target areas listed above.
	Planned Activities	Neighborhood beautification grants.
14	Project Name	Owner Occupied Housing Repairs - Northside
	Target Area	Northside
	Goals Supported	Removal of Slum & Blight Owner Occupied Housing Rehabilitation Fair Housing Program Expansion
	Needs Addressed	Home Owner Occupied Housing Rehabilitation
	Funding	CDBG: \$116,723
	Description	The Owner Occupied Housing Repairs Program will provide funding assistance for owner occupied households with incomes up to 50% of the area median income (AMI) to make emergency repairs needed to correct serious housing deficiencies that threaten safety, health and/or life.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	5 low to moderate income families in the Northside Community.
	Location Description	Northside Community Service Area.
	Planned Activities	Owner Occupied Emergency Repairs.
15	Project Name	Brawley Street Infrastructure Development
	Target Area	Beaumont Mills South Converse Neighborhood
	Goals Supported	Infrastructure Expansion & Improvement
	Needs Addressed	Infrastructure Development

	Funding	CDBG: \$166,564
	Description	CDBG funds will be used for infrastructure improvements along Brawley St. within the Northside Community as part of on-going redevelopment efforts.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	200 low to moderate income families
	Location Description	Northside Community – Brawley St.
	Planned Activities	Expansion of City infrastructure and utilities.
16	Project Name	Stewart Park Activity Center
	Target Area	Highland Neighborhood
	Goals Supported	Construction/Expansion of Community Facilities Workforce Development & Training Fair Housing Program Expansion
	Needs Addressed	Development & Expansion of Community Facilities Workforce Development Training Fair Housing Activities
	Funding	CDBG: \$450,000
	Description	CDBG funding will be utilized to construct the new Stewart Park Activity Center within the existing Stewart Park property.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	500 low to moderate income families in the Highland Neighborhood.
	Location Description	Expansion of the existing Stewart Park in the Highland Neighborhood.
	Planned Activities	Construction of the Stewart Park activity Center
17	Project Name	Art In Motion

	Target Area	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood
	Goals Supported	Public Services Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$1,550
	Description	The City will provide CDBG funding to Art In Motion to provide public services.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	75 low to moderate income families (75 children) throughout the City.
	Location Description	City Wide service area with special focus in the target areas listed above.
	Planned Activities	Art In Motion \$1,550 will help underwrite Art In Motion quality arts education programs for over seventy-five kids to learn; integrated dance, visual art, and music lessons to at-risk youth during the summer months. Art In Motion utilizes the city's recreational facilities as well as Housing Authority sites.
18	Project Name	HOME - Administration 10%
	Target Area	Forest Park Midtowne Heights Beaumont Mills Northside City Wide South Converse Neighborhood Highland Neighborhood
	Goals Supported	New Construction of Home Ownership Units Owner Occupied Housing Rehabilitation First Time Home Buyer Education Program Fair Housing Program Expansion

	Needs Addressed	New Construction for Home Ownership Opportunities Home Owner Occupied Housing Rehabilitation Home Ownership Opportunities Fair Housing Activities
	Funding	HOME: \$12,404
	Description	HOME funds will be utilized to pay for the costs incurred by the City associated with the administration of the HOME grant.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	15 low to moderate income families will have indirect benefit via HOME projects completed by the City and/or it's partners.
	Location Description	City Wide service area with special focus in the target areas listed above.
	Planned Activities	HOME Administration Activities
19	Project Name	HOME - CHDO Set-aside 15%
	Target Area	Forest Park Northside
	Goals Supported	New Construction of Home Ownership Units Owner Occupied Housing Rehabilitation First Time Home Buyer Education Program Fair Housing Program Expansion
	Needs Addressed	New Construction for Home Ownership Opportunities Home Owner Occupied Housing Rehabilitation Home Ownership Opportunities Fair Housing Activities
	Funding	HOME: \$22,787
	Description	15% of HOME funding will be set-aside for certified Community Development Housing Organizations (CHDO) for affordable housing development projects.
	Target Date	4/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	15 low to moderate income families will receive direct benefit from these activities. 500 more low to moderate income households may receive indirect benefit from these activities due to neighborhood improvements and/or public marketing of fair housing rights.

	Location Description	The existing CHDO will be focusing primarily in the Forest Park and Northside neighborhoods but may expand services to other neighborhoods listed above.
	Planned Activities	The City is working with a CHDO to develop new housing units for homeownership in the Forest Park Neighborhood as well as a Home Owner Occupied Rehab pilot program. The rehab program will initially start in the Northside community and may expand as funds are available.
20	Project Name	Bethlehem Community Center
	Target Area	City Wide
	Goals Supported	Public Services Programs
	Needs Addressed	
	Funding	CDBG: \$5,098
	Description	The City will provide CDBG funding to the Bethlehem Community Center for public services activities.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	100 low-income children ages 5-13.
	Location Description	City wide service area.
	Planned Activities	\$5,098 will be used to support an after-school program for inner city, low-income children, ages 5 through 13, in their neighborhood provided by the Bethlehem Community Center.
21	Project Name	Big Brothers Big Sisters
	Target Area	City Wide
	Goals Supported	Public Services Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$4,638
	Description	The City will provide CDBG funding to the Big Brothers Big Sisters of Spartanburg to continue to provide mentoring services to at risk youth.
	Target Date	5/15/2015

	Estimate the number and type of families that will benefit from the proposed activities	185 low to moderate income youths.
	Location Description	City wide service area.
	Planned Activities	\$4,638 will continue supporting the adult mentoring programs through the Big Brothers and Big Sisters organization for the benefit of 185 low to moderate income and at-risk boys and girls.
22	Project Name	Butterfly Foundation
	Target Area	City Wide
	Goals Supported	Workforce Development & Training Public Services Programs
	Needs Addressed	Workforce Development Training Public Services
	Funding	CDBG: \$7,500
	Description	The City will provide CDBG funding to the Butterfly Foundation to develop job training and soft skills workshops.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	50 low income individuals will benefit from the job training programs.
	Location Description	City wide service area.
	Planned Activities	\$7,500 will be used to fund the Butterfly Foundation to develop job training and soft skills workshops.
23	Project Name	C.O.L.O.R.S
	Target Area	City Wide
	Goals Supported	Public Services Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$5,385
	Description	The city will provide CDBG funding to the C.O.L.O.R.S organization to provide for art education for low income children throughout the City.
	Target Date	5/15/2015

	Estimate the number and type of families that will benefit from the proposed activities	85 low income children will be able to participate in the art education programs.
	Location Description	City wide service area.
	Planned Activities	\$5,385 will provide partial funding for the various arts programs offered by C.O.L.O.R.S. who accommodates an average of eighty five (85) low-income students per year. Some art classes are held in the city's recreational facilities.
24	Project Name	Spartanburg Alcohol and Drug Court
	Target Area	City Wide
	Goals Supported	Public Services Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$21,579
	Description	CDBG funding will be used to fund the Spartanburg Alcohol and Drug Court organization which will provide at least thirty (30) clients with preventive treatments relating to their alcohol and /or other drug addictions.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	30 low income individuals will benefit from this program.
	Location Description	City wide service area.
	Planned Activities	\$21,579 will be used to fund the Spartanburg Alcohol and Drug Court organization which will provide at least thirty (30) clients with preventive treatments relating to their alcohol and /or other drug addictions.
25	Project Name	Urban League of the Upstate
	Target Area	City Wide
	Goals Supported	Financial Literacy Training Program Workforce Development & Training Public Services Programs
	Needs Addressed	Financial Literacy Training Workforce Development Training Public Services

	Funding	CDBG: \$3,247
	Description	CDBG funding will be used by the Urban League of the Upstate to assist twenty-five (25) residents with economic development opportunities, financial, educational, and post-purchase homeownership workshops, and counseling services to help reduce foreclosure rates.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	25 low income individuals will benefit from these programs.
	Location Description	City wide service area.
	Planned Activities	\$3,247 will be used by the Urban League of the Upstate to assist twenty-five (25) residents with economic development opportunities, financial, educational, and post-purchase homeownership workshops, and counseling services to help reduce foreclosure rates.
26	Project Name	Safe Homes - Rape Crisis
	Target Area	City Wide
	Goals Supported	Public Services Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$5,950
	Description	CDBG funding will be provided to assist the services of the Safe Homes Rape Crisis which operates a shelter for victims of domestic abuse and their children, averaging 340 women and children per year. The shelter provides emergency shelter, transitional living apartments, a 24-hour crisis hot line, crisis counseling, and other homeless outreach initiatives.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	340 low to moderate income women will benefit from these services.
	Location Description	City wide service area.
	Planned Activities	\$5,950 will benefit the services of the Safe Homes Rape Crisis which operates a shelter for victims of domestic abuse and their children, averaging 340 women and children per year. The shelter provides emergency shelter, transitional living apartments, a 24-hour crisis hot line, crisis counseling, and other homeless outreach initiatives.

27	Project Name	SC Legal Services
	Target Area	City Wide
	Goals Supported	Public Services Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$3,653
	Description	CDBG funding will be provided to SC Legal Services which will help provide free legal services and assistance to over 1,000 income eligible clients from SC Legal Services.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	1,000 low to moderate income families may benefit from these services.
	Location Description	City wide service area.
	Planned Activities	\$3,653 will help provide free legal services and assistance to over 1,000 income eligible clients from SC Legal Services.
28	Project Name	United Housing Connections
	Target Area	City Wide
	Goals Supported	Financial Literacy Training Program First Time Home Buyer Education Program Public Services Programs
	Needs Addressed	Financial Literacy Training Home Ownership Opportunities Public Services
	Funding	CDBG: \$5,100
	Description	CDBG funding will be used to fund Upstate Housing to assist residents with economic development opportunities, financial, educational, and post-purchase homeownership workshops, and counseling services to help reduce foreclosure rates.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	100 low to moderate income families will benefit from these services.
	Location Description	City wide service area.

	Planned Activities	\$5,100 will be used to fund Upstate Housing to assist residents with economic development opportunities, financial, educational, and post-purchase homeownership workshops, and counseling services to help reduce foreclosure rates.
29	Project Name	Fire Safety Community Assistance Program
	Target Area	City Wide
	Goals Supported	Public Services Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$6,300
	Description	CDBG funding will be used for the Fire Safety Community Assistance/Streets program. The funding will be utilized to purchase 300 fire safety preventive kits. The fire department staff will issue the fire preventive kits as necessary to low and moderate-income individuals. In addition, funding will be used to reduce the risk of unintentional fires, injuries and other emergencies before they occur, by having firefighters visit local homes one night each week in the Spring, Summer and Fall months to share fire prevention and life safety information with residents. Training and educational videos produced by the National Fire Protection Association will be purchased and shown to the neighborhood residents to educate them about Fire Safety.
	Target Date	5/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	300 low to moderate income families will benefit from this program.
	Location Description	City wide service area.
	Planned Activities	\$6,300 will be used for the Fire Safety Community Assistance/Streets program. The funding will be utilized to purchase 300 fire safety preventive kits. The fire department staff will issue the fire preventive kits as necessary to low and moderate-income individuals. In addition, funding will be used to reduce the risk of unintentional fires, injuries and other emergencies before they occur, by having firefighters visit local homes one night each week in the Spring, Summer and Fall months to share fire prevention and life safety information with residents. Training and educational videos produced by the National Fire Protection Association will be purchased and shown to the neighborhood residents to educate them about Fire Safety.

AP-50 Geographic Distribution – 91.220(f)

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

The City will continue to provide the majority of CDBG & HOME funding to general activities serving the entire jurisdiction. However, in the coming year the City will be providing funding for specific projects primarily focused in two neighborhoods 1) the Northside Community and 2) Highland Park. The Northside is a general area of the City and less of a specifically defined neighborhood. This area has long been neglected as is evident by the high number of vacant and dilapidated commercial and residential structures. The City is working with several non-profit organizations in the area to complete a HUD funded Choice Neighborhood Planning Grant in anticipation of receiving a Choice Neighborhood Implementation Grant. Thus, significant funding and planning efforts are being focused in the Northside. Additionally, the City will be constructing a new Activity/Community Center in the existigng Stewart Park which is located in the Highland Park neighborhood. This significant CDBG expenditure results in a 27.8% percentage of all funds available for FY2014. Over the past decade, the City has provided for owner and rental rehab activiites in the community as well as utilization of NSP funding to address vacant and/or foreclosed properties in the neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
Forest Park	1
Midtowne Heights	0
Beaumont Mills	0
Northside	30
City Wide	41
South Converse Neighborhood	0
Highland Neighborhood	28

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic distribution is based on priorities identified as part of the Consolidated Planning efforts completed in conjunction with this Action Plan. The City has identified these Target Areas for focused efforts over the next five-year period. As such, several of these areas will receive significant allocations of funding in this the first year Action Plan. Specifically, the Northside Community is undergoing a major revitalization effort including the completion of a Choice Neighborhoods Planning Grant in anticipation of a Choice Neighborhoods Implementation Grant in the near future. Several projects will be open to citizens throughout the City, however special emphasis will be placed on improvements to the above listed Target Areas. In such instances, the funding was listed as City Wide – thus the percentage of funding serving low to moderate citizens throughout the City is the highest geographical allocation.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will support the development and preservation of affordable housing by providing funding for the following activities:

1. Owner Occupied Housing Rehabilitation
2. New Construction of Housing Units for Home Ownership Opportunities
3. Rehab of existing Rental Units in conjunction with Code Enforcement Activities
4. Financial Literacy Education
5. First Time Home Buyer Training Program

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	80
Special-Needs	0
Total	80

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	35
Acquisition of Existing Units	40
Total	80

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The acquisition of existing units will be primarily through property seizure for removal of slum and blight. These properties will in-turn be transferred to one of the City's non-profit developer partners to redevelop for future affordable housing opportunities.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The City of Spartanburg is served by the Spartanburg Housing Authority. The mission of the Housing Authority is similar to that of Neighborhood Services Department: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The Spartanburg Housing Authority (SHA) manages approximately 1,132 Public Housing units, 435 Non-PHA units, and 105 Market Rentals, located in sixteen (16) communities throughout the City of Spartanburg. SHA's Public housing comes in all sizes and types, from duplexes, garden style apartment and townhouses in various bedroom sizes to high-rise apartments for elderly families. SHA also has accessible units for individuals with disabilities.

The Housing Authority administers the Section 8 Rental Assistance Program, which provides subsidies for privately owned housing for eligible applicants in the Housing Authority's Service Area. SHA currently manages 1,827 vouchers, 232 of which are project-based and 1595 of which are tenant-based. Tenants are required to pay 30% of their income toward the rent and the Authority subsidizes the difference up to the Fair Market Rent established by the US Department of Housing and Urban Development (HUD) on an annual basis. Eligibility is primarily based on income and is established by HUD and adjusted annually.

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

The Spartanburg Housing Authority currently has a significant number of units throughout the City offline due to poor and dilapidated conditions. The SHA has recently been awarded HUD - RAD funds and LIHTC funding to improve nearly one hundred of these units and bring them back online in the next 24-36 months. While this is a welcome development there still is a considerable need for revitalization and rehabilitation as current funding is not sufficient to total repair needs.

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

The Authority's Family Self-Sufficiency Program (FSS) is designed to help low-income families attain a better standard of living while promoting self-sufficiency. Participants sign a five-year contract that sets out specific goals to be accomplished during the time period including first time employment, higher education, establishment of a self-sustaining atmosphere, and the opportunity to establish and build an interest bearing escrow account. The account becomes available once the family has completed the FSS program and has been free of all public aid for 12 months.

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

Not Applicable

Discussion

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

Introduction

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

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

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

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

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

Do to very limited HOME & CDBG funding, the City of Spartanburg is not able to provide significant funding for homeless services.

Addressing the emergency shelter and transitional housing needs of homeless persons

When funding permits, Spartanburg will continue to dedicate funding to the operations and expansion of existing emergency shelters throughout the community.

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

There are five beds through the Butterfly Foundation that are designated for chronically homeless people. The Butterfly Foundation houses homeless families. Also, they provide case management. In addition, they have a culinary arts program that trains homeless people to be professional cooks. After training, the graduates are placed in restaurants. The Upstate Homeless Coalition does have two housing units for chronically homeless individuals in Spartanburg County.

There are a couple of shelters in the county that are designated for just veterans. One is Welcome Home in the Beaumont area. It has seven beds. And a new shelter in Woodruff, Merat Place, which will have no more than seven beds. However, there are services for veteran at SC Works. These services are provided through Veterans Representatives and include employment training opportunities, job placement, job readiness instruction, and sometimes the reps. will actually place the homeless veterans in housing to get them off the streets.

There are three major emergency shelters in Spartanburg County. SPIHN and The Haven provide emergency shelter for homeless families. They also teach life skills and provide case management. Miracle Hill (Downtown Rescue Mission) will provide emergency shelter for homeless men and women. They do not take boys that are too old for the women's dorms, who are not with men. They stay around 95% of capacity and have a cold weather winter shelter that can take an additional 80 people if the temperature is below 40 degrees.

The Upstate Homeless Coalition transitional housing program that can house up to eleven household. This program provides intensive case management, utilities as well as housing, financial assistance including child care. They also have a Rapid Rehousing Program that is targeting homeless families and helps with rent and utilities while the families develop the resources to pay their own way. As mentioned already, the Upstate Homeless Coalition partners with Access Health and the Spartanburg Mental Health Center (S+C). S+C is permanent housing for homeless individuals and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

There are several area agencies, such as DSS and Butterfly Foundation, that have staff trained to enroll people for mainstream services through the South Carolina Benefit Bank. Also, the Spartanburg Mental Health Center, via the Soar Program, has staff who will help homeless people with mental illness to start receiving Social Security assistance. In addition, the PATH workers at the Spartanburg Mental Health Center conduct street outreach to homeless people and provide them with crisis services, medication services, counseling sessions in the field or in the office, nursing appointments, and random drug screenings to determine if SADAC also needs to be involved in their care.

SC Works provides work search and job training opportunities. This is not limited to homeless individuals, but they are certainly part of the population taking advantage of the SC Works programs.

SC Legal Services can help with prevention of homelessness when legal work is needed to prevent eviction or foreclosure. However, Legal Services is not able to assist with eviction when the cause of eviction is non-payment of rent.

Homes of Life provides housing for unaccompanied boys and tries to provide them with social services, job skills as well as soft skills training to prepare the young men for self-sufficiency.

Discussion

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

Introduction:

Fair housing has been long been an important issue in American urban policy – a problem born in discrimination and fueled by growing civil unrest that reached a boiling point in the Civil Rights Movement. The passing of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem – but it was far from a solution. Since the passing of the Act community groups, private business, concerned citizens, and government agencies at all levels have worked earnestly at battling housing discrimination. The Fair Housing Act mandates that the Department of Housing and Urban Development (HUD) ‘affirmatively further fair housing’ through its programs. Towards this end HUD requires funding recipients to undertake fair housing planning (FHP) in order to proactively take steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Despite the national housing downturn and prolonged recession, housing costs have risen across the board in Spartanburg – with home prices and rents increasing by 40% since 2000. Even with comparatively low housing prices and rents, a significant portion of households remain cost burdened in the City – highlighting the toll lower incomes, poverty, and unemployment have on the community. Minorities tend to face a disproportionate burden of this phenomenon. Lack of affordability only exacerbates the still present historical issues of housing discrimination that racial, ethnic, and other protected minorities have struggled with for decades. As such, a lack of affordability remains the top barrier in Spartanburg.

Blacks/African Americans experience a disproportionately greater need – they experience both poverty and housing problems at a much higher rate than Whites. While Blacks make up only 48% of the population of Spartanburg, they represent 78% of those in extreme poverty (0-30% AMI) with at least one housing problem. Similarly, they account for 61% of households in the Very Low-to-Low income group (30-50% AMI) with housing problems.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City provides funding to a variety of public service organizations throughout the community. These partners and their stake-holders are a vital asset to the City and its residents when it comes to providing services to those with typically underserved needs. The City supports this public services organizations with direct funding as well as access to community facilities including office space, meeting and event facilities and through the operations of neighborhood & community centers throughout the community.

Actions planned to foster and maintain affordable housing

The City will support the development and preservation of affordable housing by providing funding for the following activities:

1. Owner Occupied Housing Rehabilitation
2. New Construction of Housing Units for Home Ownership Opportunities
3. Rehab of existing Rental Units in conjunction with Code Enforcement Activities
4. Financial Literacy Education
5. First Time Home Buyer Training Program

Actions planned to reduce lead-based paint hazards

At this time, the City does not have a dedicated lead based paint hazards reduction program. However, the South Carolina Department of Health and Environmental Control (DHEC) investigates' childhood lead poisoning in the City, however this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. These providers can be accessed through the local telephone directory or by calling 1-800-424-LEAD.

The City's Building Department also assists DHEC during its construction inspection process. All housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. If lead is present, the owner/tenant will be relocated. Also, information will be distributed regarding lead-based paint to all residents that participate in any housing program. The City, therefore, will continue to support programs available through DHEC and will develop a lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the CDBG Program.

For additional information about Lead-Based Paint, residents may call the Horry County Health

Department's Environmental Quality Control Office at (843) 488-1902. Pamphlets and disclosures are available through the Health Department and additional information may also be obtained via HUD's internet website at www.hud.gov/lea/leadhelp.html.

Actions planned to reduce the number of poverty-level families

The City of Spartanburg has targeted significant CDBG and HOME resources within the target geographies identified in this plan. Combined these resources as well as additional public and private investment of capital and services, the City hopes to increase both the quantity and quality of affordable housing throughout the City. Along with its Public Services partners and stake holders, the City will continue to support programs and activities that help low to moderate income residents acquire needed information, knowledge, and skills to improve their employment opportunities, living conditions and financial security.

Actions planned to develop institutional structure

The City continues to work with consulting firm Civitas LLC, based in Charleston, to analyze and improve the institutional structure and service delivery method. In recent months this has included a restructuring of the department staff as well as a reworking of individual roles and responsibilities within the department. Furthermore, the City is currently working on updating the existing policies and procedures for not only HUD funded projects but all activities managed by the Neighborhood Services Department.

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

Again, the City is currently working to update and perhaps modernize the existing Public Participation Plan as well as its methodology for gathering general stake-holder input for a variety of activities. As part of the Northside Redevelopment Initiative, the City has really improved its communication with citizens and partners as well as its coordination of such major public projects. Nonetheless, given the limited resources available, the City must continue to look for ways to improve communication and coordination with its partners.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	847,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	847,000

Other CDBG Requirements

1. The amount of urgent need activities	2
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City is currently operating a Choice Neighborhoods Planning Grant for revitalization efforts in the Northside Community.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

As a participating jurisdiction (PJ), the City of Spartanburg will use HOME Investment Partnership funds (HOME) for income eligible homebuyers as a direct subsidy. There are two HOME provisions, 1) Resale and, 2) Recapture as required in § 92.254 of the HOME rule. The City of Spartanburg adopted the guidelines for the Recapture Provision only.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

An income-eligible person or family shall mean a person or family having an income at or less than 80% of the Area Median Income (AMI) according to the HUD income limit for family size. Net Proceeds means the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Original Investment means funds provided by the original homebuyer for the purchase of the property. Original Purchaser means the person or family to whom a Subrecipient/Developer/CHDO conveys the property after construction or acquisition and rehabilitation. The affordability period begins after all title transfer requirements have been performed, the project complies with HOME requirements and project completion information has been entered into IDIS. The term of the affordability period for the project is based on the amount of total HOME funds assistance that the homebuyer receives to purchase the home. This assistance could be directly, in the form of down-payment assistance or a second mortgage, or indirectly, such as through the sale of the home to the buyer at less than fair market value. Only that direct HOME subsidy assistance amount, received by the homebuyer is subject to recapture. The City of Spartanburg shall provide income eligible homebuyers a deferred loan with an interest rate of 3% per annum, secured by an Affordability Provision.

- If the homebuyer receives less than \$15,000, the period of affordability is 5 years;
- If the homebuyer receives \$15,000 to \$40,000, the period of affordability is 10 years;
- If the homebuyer receives more than \$40,000 in assistance, the period of affordability is 15 years.
- If the homebuyer purchases new construction, the period of affordability is 20 years.

The recapture provision will be triggered if during the affordability period, if the homebuyer no longer occupies the HOME-assisted home as their principal residence, either voluntarily (through a sale) or involuntarily (through foreclosure), death of the borrower, or a refinance or subordination of any loan superior to the HOME loan without permission from the City. In the event of a sale of the property during the period of affordability, the City of Spartanburg will recapture 100% of the HOME assistance if there are sufficient net proceeds available. If there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the City will recapture the net proceeds, if any. Likewise, once the net proceeds have been used to repay the entire amount to the City of Spartanburg (HOME investment), and the homeowner's investment, any additional funds may remain with the homeowner. A mortgage and note are recorded for each homebuyer, as well as a separate written agreement, to enforce homebuyer compliance with the recapture provision.

The servicer of the homebuyer loans notifies the City when there is a request for change of address or change in type of insurance to non-owner.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City will not use any HOME funds to refinance existing debt on multifamily projects within the jurisdiction.

The City will not use HOME funds for tenant-based rental assistance.

The City does not plan to use any forms of investment other than those listed in 24 CFR 92.205(b).

Discussion:

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2008-2012 American Community Survey Five Year Esti</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is conducted annually by the US Census Bureau and is available via search on American FactFinder website. American FactFinder provides access to data about the United States, Puerto Rico and the Island Areas. The data in American FactFinder come from several censuses and surveys.</p>
	<p>What was the purpose for developing this data set?</p> <p>The ACS 2008-2015 Five Year Estimates provide a more updated data set than the ACS data currently being auto-filled by the eCon Planning Suite system.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Data was collected in February 2014 via the ACS 2008-2012 Five Year Estimates reprints.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The ACS reports are available online via the American FactFinder website as part of the US Census Bureau.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The City of Spartanburg as defined by the US Census Bureau.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The Market Analysis section of the Consolidated Plan currently utilizes ACS data tables. We are simply updating those tables to a more current ACS survey period from the ones that are being auto-filled by the system.</p>
2	<p>Data Source Name</p> <p>SHA Inventory</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Spartanburg Housing Authority</p>
	<p>Provide a brief summary of the data set.</p> <p>Inventory data on SHAs unit and voucher totals.</p>

	<p>What was the purpose for developing this data set?</p> <p>Inventory.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Spartanburg Housing Authority only.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Current as of Spring 2014.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>