

City of Spartanburg, SC

HOME-American Rescue Plan
Allocation Plan



City of Spartanburg Neighborhood Services Department
145 W. Broad St
Spartanburg, SC 29306

Office: 864-596-3560

Website: cityofspartanburg.org

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HOME-ARP Allocation Plan

Participating Jurisdiction: City of Spartanburg, SC

Date: 1/30/2023

Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$773,630 to City of Spartanburg, South Carolina for a new grant called the HOME Investment Partnerships American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the City must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted and approved by HUD. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and public engagement. The following is the City's HOME-ARP Allocation Plan.

Consultation

Summarize the consultation process:

City of Spartanburg 's consultation process consisted of 1) developing and disseminating an online stakeholder survey in order to capture broad assessments and recent observations of the community needs and areas for ARP allocation and 2) holding a stakeholder meeting with the CoC and members of the CoC.

The online survey was open from November 15, 2022 through January 31, 2023. The survey included seven ARP program-specific questions and several open-ended comments for community needs assessment and feedback. The survey received 14 respondents, including those representing homeless services providers, the Continuum of Care (CoC), Fair Housing agencies, domestic violence advocacy groups, Veteran's Groups, organizations serving people with disabilities, and others.

The City also presented the HOME-ARP grant program to the CoC Cherokee-Union-Spartanburg Chapter on January 11, 2023. Stakeholders included organizations that assist with the qualifying populations, to include the CoC, homeless service providers, affordable and fair housing advocates, and Veterans groups. The pertinent agencies included: the South Carolina Upstate CoC (CoC), United housing Connections (CoC lead), C4 Ministries (Homeless service provider), The Alston Wilkes Society (Veterans Group), Department of Health and Environmental Control (DHEC) (health services provider, Organization Serving People with Disabilities), Upstate Warrior Solution (Veterans Group), Haven Upstate (Homeless service provider), ReGenesis Health Care (healthcare service provider), South Carolina Department of Alcohol and Other Drug Abuse Services (service provider), United Way of Piedmont (Homeless service provider, fair housing advocate), Project R.E.S.T. (Homeless service provider), Hope Center for Children (supportive service provider), First Baptist Spartanburg (Homeless service provider), Opportunity Hub (Homeless service provider), South Carolina Department of Mental Health (CoC member, supportive service provider), Spartanburg District 7 (service provider, CoC member), SC Works Greater Upstate (supportive service provider), Child Advocacy Studies - University of South Carolina (academic, Child advocacy), BattleBetty Foundation (Women's/DV Homeless service provider).

Discussions included: HOME-ARP funding overview, needs of vulnerable City of Spartanburg households through collective efforts and aligning strategies with County or other local programs to address community needs.

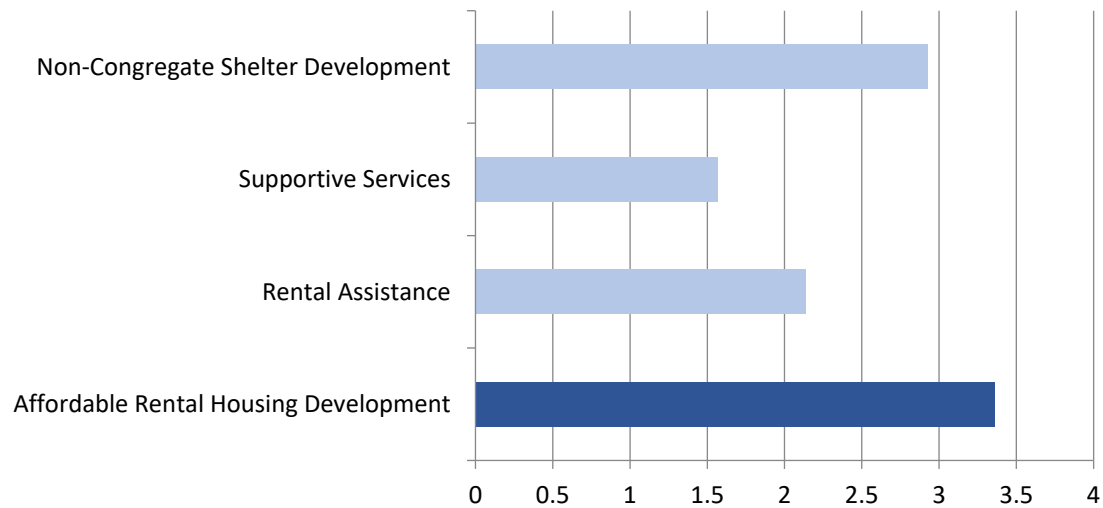
List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
South Carolina Upstate CoC (see above for full list)	CoC	CoC Meeting	The need for improved access to affordable housing and shelter access was highlighted. Opportunities to collaborate and leverage multiple funding sources should be sought out to maximize limited funds.
Spartanburg Housing	Housing Authority	Survey	The largest gap is the lack of affordable housing stock. Construction of new rental housing would be a good use for HOME-ARP funds as well as development of a non-congregate shelter.
City of Spartanburg - Homeless Engagement	Homeless Service Provider, Continuum of Care Member, Homeless Service Provider	CoC Meeting, Survey	There are not enough shelter beds to accommodate those in need. In addition, there is a lack of stock/availability of one bedroom or studio apartments. The service delivery is good but there are not enough resources available. In Spartanburg, it is extremely difficult to help those in need when the resources are just not there. For example, mental health and addiction are common among our Spartanburg homeless population, but without an in-house mental health facility or a detox facility for when someone is in active use, it is hard to offer help. Transportation to places that do offer that in the Upstate is yet another barrier.
Union County Schools	School District	CoC Meeting, Survey	A homeless shelter is needed in Union County. The community would benefit from having a non-congregate shelter in Pacolet to serve Spartanburg and Union.
City of Spartanburg	Local Government, Fair housing	CoC Meeting, Survey	We need more affordable housing for very low income/homeless or close to being homeless population, construction process needs to be accelerated, and more awareness is needed to gain traction for others to advocate and assist those that want to be helped. As homelessness continues to be a top priority for our city, one of the best programs we can develop/increase focus on is community awareness in regard to homelessness. If the city can understand and become more aware, the more we as a community can develop additional ways to assist and advocate for additional resources.

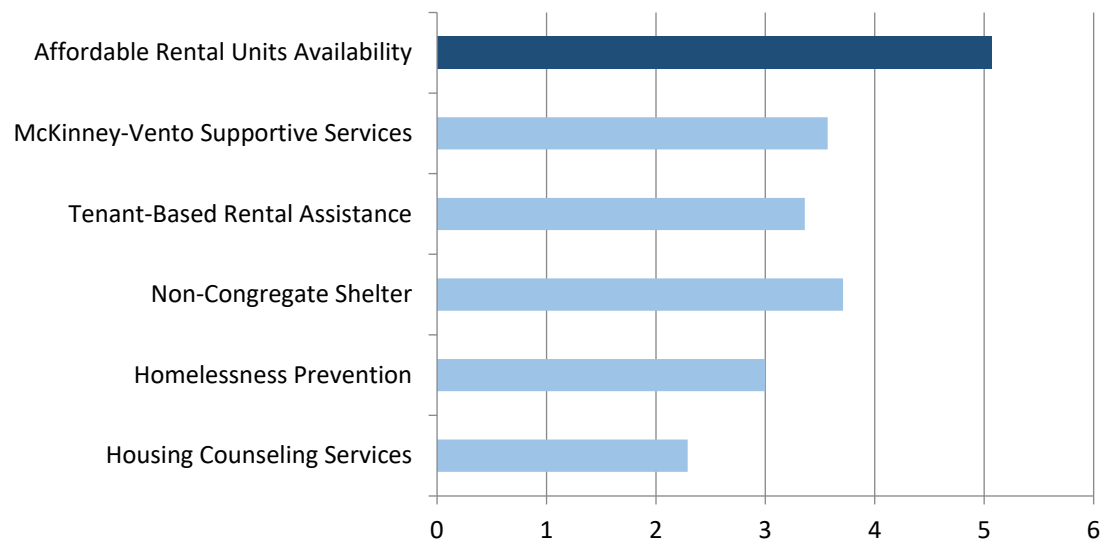
South Carolina Department of Mental Health	Organization Serving People with Disabilities	CoC Meeting, Survey	There is a great disparity when dealing with clients that have criminal background being able to find housing. Development of affordable rental housing should be the top priority for HOME-ARP funds.
Project R.E.S.T.	Domestic Violence Service Provider	CoC Meeting, Survey	There is a lack of affordable housing units and lack of shelter for homeless single women and women with children. We need more shelter beds. Non-congregate might offer fewer beds, but it would probably reduce crime and the spread of illness in shelter. We provide emergency shelter for immediate victims of domestic violence and for immediate victims of sexual assault who are not safe in the home. Every day we get calls from chronically homeless people alleging to be victims because they have nowhere else to go. We see major problems with substance abuse and mental health among these folks seeking shelter. We also find that many of our DV/SA victim clients have financial instability and poor housing records and have trouble finding housing after being sheltered for abuse.
Alston Wilkes Society	Veterans' Group, Homeless Service Provider, CoC Member	CoC Meeting, Survey	Gaps include no affordable and/or temporary housing units and lack of counseling services. Rental assistance and supportive services should be top priorities for funds. The services most needed are homeless prevention, housing counseling, mental health services, case management, and substance abuse treatment.
Upstate Warriors Solution	Veterans' Group	CoC Meeting, Survey	Top unmet needs are No affordable housing- Current definition of 'affordable' doesn't come close to what is affordable for our homeless citizens, and transportation to work for second and third shifts as well as first shift, medical appointments etc. Besides affordable housing, long term mental health treatment includes individuals who are dual diagnosed. Individuals who are experiencing psychosis, including drug induced psychosis, have no chance for long term inpatient treatment.
United Way of the Piedmont - The Bethlehem Center	Fair Housing, Homeless Service Provider	CoC Meeting, Survey	There are gaps in affordable housing units and more transitional housing is needed. We are unable to help many residents due to lack of funding. Development of affordable rental housing should be the priority for HOME-ARP funds.

SC Works Greater Upstate	Organization Serving People with Disabilities, Workforce Development	CoC Meeting, Survey	Spartanburg would benefit greatly from having another shelter for people at night. There is also heavy discussion about affordable housing in every community meeting I have been present at. The City would benefit from developing a non-congregate shelter. With the Opportunity Center needing to close at nights there appears to be an overflow of individuals with nowhere to go.
Opportunity Hub	Homeless Service Provider	CoC Meeting, Survey	Biggest unmet needs: preventative measures, overnight services, housing. Non-congregate shelter is probably the quickest method of overnight housing. All supportive services are highly needed.
Miracle Hill Ministries	Homeless Service Provider	Survey	Affordable housing apartments for low-income families/single individuals ages 40-54 and affordable housing for mentally and physically disabled with case management services provided are needed. I believe the landlords and private renters are creating a vast population of homeless people by building unaffordable housing and agreeing to rent a percent to low-income families and not being compliant. Wages aren't equivalent to housing costs. There are also numerous legal assistance programs advertised but aren't helping displaced homeless people. Funds designated for rental assistance, utility assistance etc. are not being disbursed appropriately.
Bridgeway Village	Homeless Service Provider	Survey	We see a gap in transitional housing for women without kids in their custody. That is the gap that we are looking to make a difference in. Non congregate shelter would be beneficial for the City. It is proven to be a best practice. There would be less issues arriving from non-congregate shelter. We are always needing funding. We are trying to get our Bridgeway Village houses built. We want to serve women in a 12-18-month program.

Ranking eligible uses of HOME-ARP funds in terms of priority.



Ranking the unmet housing and service needs among "Qualifying Populations"



Public Participation

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

- ***Public Notice: 01/31/2023***
- ***Public comment period: start date - 1/31/2023 end date - 3/2/2023***
- ***Public hearing: 2/14/2023 (virtual); 2/21/2023 (in-person)***

The City held a virtual public hearing on February 14, 2023 and an in-person public hearing on February 21, 2023. Public notice for the 30-day comment period and public hearing were advertised (please see attached affidavit as proof of posting).

Describe any efforts to broaden public participation:

City of Spartanburg offered multiple public hearing, both in person and virtually. The City exceeded HUD 15-day comment period with a 30+ day comment period. The City also presented at City Council on February 27, 2023. The City posted the draft HOME-ARP allocation plan on the City 's website.

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

TBD

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

TBD

Needs Assessment and Gaps Analysis

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

Homeless as defined in 24 CFR 91.5

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness or at risk of homelessness. The 2020 Upstate Continuum of Care count data was used to capture the most recent and relevant homeless population data due to alterations in methodology during the 2021 count to mitigate the effects of the COVID-19 pandemic. It is noted that the Continuum of Care's jurisdiction includes additional cities and counties not included in the jurisdiction so the data reflected in the PIT count is for the region, some numbers may not accurately capture the precise counts of the jurisdiction. According to the 2020 Upstate CoC Point-In-Time count, males are much more likely to be homeless than females. The majority of persons were reported as single-person households; about twenty percent were adults with children. Black or African American residents are the largest demographic of people experiencing homelessness. Over fifty-four percent of people experiencing homelessness are Black or African American. Eighteen Veterans were identified as homeless during the PIT count. One hundred fifty-four households were in emergency shelters, twelve were in transitional housing and thirty-five unsheltered. One hundred ten homeless persons reported having a disability. Overall, men are more likely to experience homelessness than women. Approximately one hundred fifty people have a severe mental illness and ninety-nine have chronic substance abuse. Lastly, fifty-eight homeless persons were survivors or were fleeing domestic violence.

Homeless Needs Inventory and Gap Analysis Table

	Homeless												
	Current Inventory					Homeless Population					Gap Analysis		
	Family		Adults Only	Youth Only*	Vets	Persons in Families (at least 1 child)	Persons in Adult HH (w/o child)	Persons in Youth Only HH*	Vets	Victims of DV	Family	Adults Only	Youth Only*
	# of Beds	# of Units	# of Beds	# of beds	# of Beds						# of Beds	# of Beds	# of Beds
Emergency Shelter	85	16	60	0	7								
Transitional Housing	2	1	7	10	0								
Sheltered Homeless						39	126	1	16	49			
Unsheltered Homeless						2	33	0	2	9			
Current Gap											46	-92	9

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

*Youth Only includes Youth (18-24) and Child only (Under 18)

Table: Demographic Composition Of Homeless Persons

Demographic	Percentage	Total
Homeless Males	64%	129
Homeless Females	36%	72
Adult(s) with no Children Household (Single-person or two adults)	79.1%	159
Family Household (Adult with children)	20.3%	41
Single Children Household	0.6%	1
White	44.3%	89
Black or African American	54.2%	109
Other Race	1.5%	3
Veteran	--	18
Disability	--	110
Domestic Violence Experience or Fleeing	--	58

Data Sources: 1. Point in Time Count (PIT)

Populations At-risk of Homelessness as defined in 24 CFR 91.5

HUD defines those at risk of homelessness as individuals and families who have an income at or below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD's 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data, the City has 2,995 households with incomes at or below 30% AMI, (nearly 20% of all City households).

Those at-risk of homelessness include an estimated 2,455 households who are extremely cost burdened, paying over 50% of their income toward housing. Of those, 1,570 are renting households in the extremely low-income range (<30%). An estimated 4,815 LMI (<80%) households are cost burdened at the 30% mark, 3,315 (69%) being LMI renters. Of the severe cost burdened, 1,770 are households who are also in the extremely low-income range (<=30%) and considered at greatest risk of housing instability.

According to the recent U.S. Census' ACS data (2017-2021), 3,434 renters in the City of Spartanburg were cost burdened (paying more than 30% of their income towards rent) between 2017-2021. Additionally, according to ACS, 73% (2,508 households) of cost burdened renters earned less than \$20,000 between 2017-2021, while only approximately 1,240 rental units offer a gross rent price within the needed range to prevent being cost burden. In other words, there is a lack of about 1,268 affordable rental units for households making under \$20,000 a year. These numbers of households at-risk of homelessness or housing instability are noteworthy and show the elevated degree for extremely LMI, but higher-end income earners are still at risk given lack of affordable housing, stagnant wages, and rising cost of living. Recent trends in rent increases and inflation have compounded the housing affordability and financial challenges of at-risk populations.

Table: Cost Burden Estimates by HUD adjusted median family incomes (HAMFI)

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	2,135	1,770	2,995
Household Income >30% to <=50% HAMFI	1,325	520	2,020
Household Income >50% to <=80% HAMFI	960	95	2,940
Household Income >80% to <=100% HAMFI	260	70	1,675
Household Income >100% HAMFI	135	0	5,520
Total	4,815	2,455	15,155
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	1,755	1,470	2,375
Household Income >30% to <=50% HAMFI	1,005	395	1,385
Household Income >50% to <=80% HAMFI	555	25	1,710
Household Income >80% to <=100% HAMFI	150	25	965
Household Income >100% HAMFI	20	0	1,710
Total	3,485	1,915	8,150
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	385	305	620
Household Income >30% to <=50% HAMFI	320	125	635
Household Income >50% to <=80% HAMFI	405	70	1,230
Household Income >80% to <=100% HAMFI	110	40	710
Household Income >100% HAMFI	115	0	3,810
Total	1,335	540	7,005

Data Sources: 1. HUD CHAS data

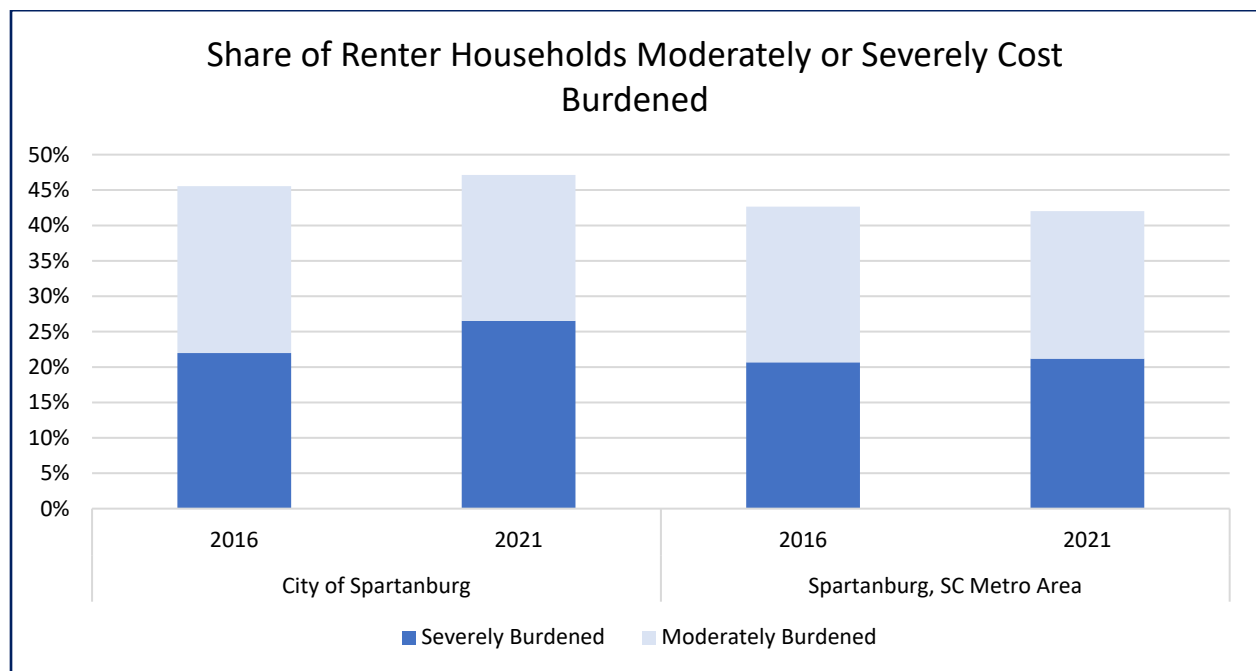
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In 2022, five human trafficking cases were reported to the Human Trafficking Hotline in Spartanburg County. The actual number of cases is likely much higher, but there is a lack of training and awareness to identify victims. According to the South Carolina Human Trafficking Task Force 2022 Annual Report, Spartanburg County was the fifth highest County in the state that reported human trafficking incidents. In the State of South Carolina, victims are most frequently females experiencing sex trafficking. Both adults and minors are victims.

In 2021, Project R.E.S.T. (formally Safe Homes Rape Crisis Coalition), located in Spartanburg, served a total of 1,285 domestic violence victims and provided emergency shelter to 219 adults and children in Spartanburg County. The average age of the adults assisted in the shelter was 36 and the average age of the children was 4. Racially, 39% of the adults and children sheltered were Caucasian, 47% were African American, 9% were Hispanic, and 4% were Bi-Racial.

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

There is a large overlap between those at-risk of homelessness (above data) and households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordability is the primary issue highlighted in data and consultation. Of the severe cost burdened, 1,770 are households who are also in the extremely low-income range ($\leq 30\%$) and considered at greatest risk of housing instability. Further, the share of renter households in the City of Spartanburg that were moderately or severely cost-burdened in 2021 (47.1%) was higher than the share in the Spartanburg, SC Metro Area, (42.0%), and higher the share in the United States, (46.0%).



While there is insufficient data sources that match the exact definition of QP #4, we can glean general demographics and need from looking at the City's poverty levels and characteristics. Poverty is often a direct correlation as it relates to households requiring housing assistance to prevent homelessness or to those being at-risk of housing instability. According to ACS, there are 8,619 (24 % of City) residents below the poverty level, of which 38% are under 18 years old and 12% are above the age of 60. Of those living under the poverty level, an estimated 2,162 are White, 5,782 are Black or African American, 138 are Asian, 627 are Latino, and 459 are mixed race. There are more females (4,450) under the poverty level than males (4,159).

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

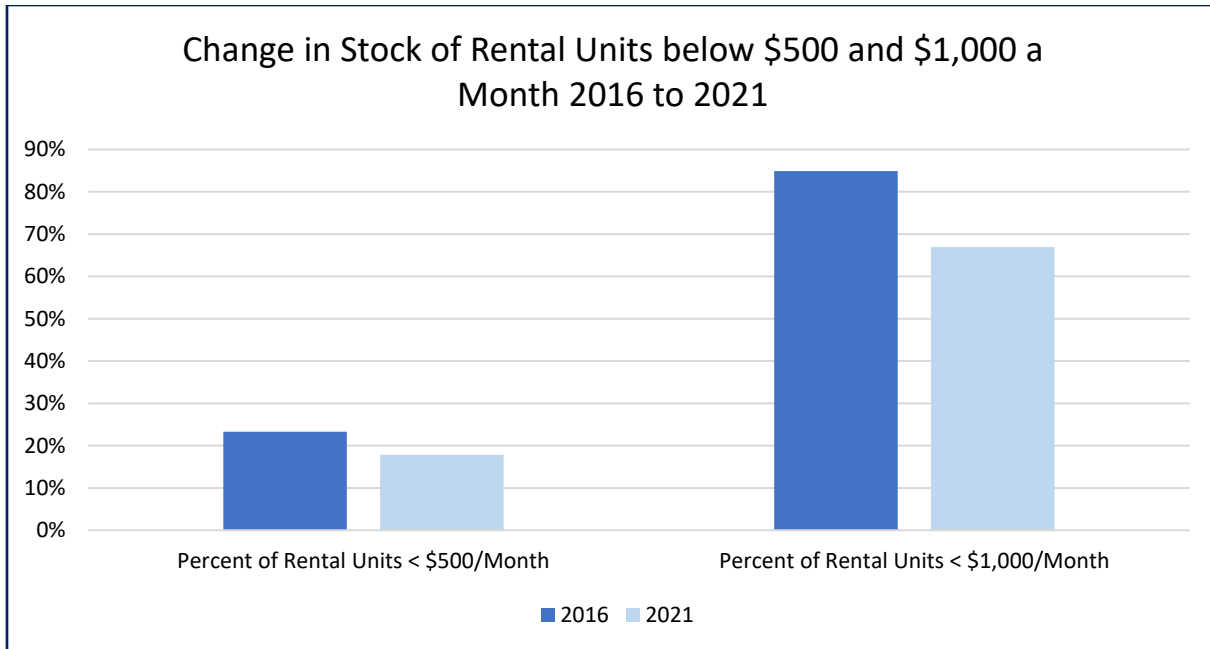
The primary unmet need as it pertains to homeless needs inventory is the availability of beds and units for households with only adults present. There is a need for approximately 92 beds in order to provide housing services for adults. However, there is also a need for units for families with children who are experiencing homelessness. There remains a high need for more funding for supportive services: Access to supportive services such as case management, counseling, and overnight services, employment services, mental health services, and substance abuse treatment is necessary to assist those experiencing homelessness and serve as preventative measures. Non-congregate shelter could help address lack of overnight housing. Experienced case managers, with mental health backgrounds are desperately needed.

Further, stakeholders cited the need for both affordable transitional housing and permanent supportive housing. The City needs more affordable housing for very low income/homeless or close to being homeless population.

Populations At-risk of Homelessness as defined in 24 CFR 91.5

The common theme highlighted from the stakeholders as it pertains to those at-risk of homelessness is the lack of available affordable rental housing and a lack of supportive services for those who may need assistance. Inadequate supply of affordable rental housing inventory was highlighted in the data and in the consultation efforts. This need was listed as the top unmet need of survey responses to that question. ACS estimates approximately 51.6% of the City's renters are cost burdened (paying over 30% of income to housing costs), or 3,434 households. Lack of inventory and an affordability gap challenges both populations recovering from homelessness and those households at risk of homelessness.

Spartanburg has seen a reduction in the stock of units with low rents. In the city, 17.9% of rental units in 2021 had a monthly rent of \$500 or less, and 67.0% of units rented for \$1,000 or less monthly. This is a smaller share than in 2016, when 84.9% of rented units in Spartanburg had a gross rent of \$1,000 or less. Note that these figures reflect nominal dollars and have not been adjusted for inflation.



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

The City of Spartanburg lacks specialized housing programs for both minor and adult human trafficking victims. There are no human trafficking victim service providers in the City, so victims in need of emergency shelter and housing services are referred other homeless providers. Local homeless shelters available cannot adequately meet the complex needs of victims.

The City of Spartanburg only has one domestic violence victim service provider that provides emergency shelter for immediate victims of domestic violence (DV) and for immediate victims of sexual assault (SA). The City lacks sufficient affordable housing units and lacks shelter for homeless single women and women with children. There is a high need for more shelter beds and access to non-congregate units might reduce crime and the spread of illness in shelter. There is also a gap in access to substance abuse and mental health treatment. Many DV/SA victim clients have financial instability and poor housing records and have trouble finding housing after being sheltered for abuse. Specialized case managers, counselors, advocates, and housing are needed to assist survivors and those fleeing DV abuse or human trafficking.

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

The unmet needs for the populations needing assistance to prevent homelessness or at risk of greater housing instability mirror those from above, including supportive services and development of affordable rental housing units. Housing counseling, mental health services, and homeless prevention were highlighted during our consultation as service needs for those at greatest risk of housing insecurity.

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

The below local organizations and entities offer a variety of resources that assist the county's QPs on an ongoing basis. The City of Spartanburg will consider and coordinate appropriately with organizations that can assist with the County goals and implementation of selected activities described in HOME-ARP Activities section of this plan.

The **South Carolina Upstate Continuum of Care (CoC)**, led by **United Housing Connections (UHC)**, is a network of providers that coordinate and support the delivery of housing and services to individuals experiencing homelessness. The CoC serves 13 counties in upstate South Carolina. UHC is the leading provider of services and acts as HMIS administrator for the CoC.

Spartanburg Housing (SH) provides 527 Public Housing units located in nine (9) communities throughout Spartanburg County. Spartanburg Housing'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. Spartanburg Housing currently has an allocation of 2,143 vouchers and 367 RAD units.

The Butterfly Foundation runs a housing program, operates a job training program, and provides case management services. The Butterfly Housing Assistance Program (BHAP) provides housing to individuals and families with disabilities and chronically homeless persons. BHAP expanded services to include providing Emergency Housing Repairs to low-income homeowners. The Culinary Job Training Program was formed to prepare the unemployed, underemployed, previously incarcerated and homeless adults for a career in the food service industry.

The Welcome Home Foundation operates a day house and emergency house for children and youth. The Day House is utilized as a daytime space for children/youth to rest and relax while they await their temporary placement and provide a functional workspace for the DSS Caseworker to remain onsite while finding the placement. The Emergency House is a licensed and approved foster care home that is used for temporary and emergency placements. This 4 BD/4 BA house is furnished to offer nighttime shelter for children/youth.

Spartanburg Rescue Mission is an emergency shelter that serves men, women and mothers with children who are experiencing homelessness. Housed in separate wings, individuals receive the basic needs of shelter, food and clothing along with counseling, educational opportunities and discipleship. In partnership with **New Horizons**, free medical services are provided for guests.

Project R.E.S.T provides emergency shelter and counseling to victims of domestic violence. Up to 60 days+ of emergency shelter is provided for victims of domestic violence and their dependent children including: food, clothing, transportation, limited day care, and tutoring. Twenty-four-hour services are available to anyone who has been affected by domestic or sexual violence.

Opportunity HUB provides shelter and support services for homeless families through the use of a network of local churches. Volunteers from the church have convert the Sunday school classrooms into separate family sleeping rooms so that the families remain intact, provide meals, and transportation. Opportunity HUB also operates the Day Center. At the Day Center, the staff provides case management to include budgeting, life skills, parenting, employment assistance, housing and counseling to families.

The Haven Community Solutions operates an emergency shelter, provides homelessness prevention, and street outreach. The emergency shelter program provides shelter and supportive services for families including a private room for each family, household items, food, clothing, personal hygiene items, and intensive case management. The Homelessness Prevention Program is designed to assist individuals and families who are at risk of becoming homeless. The goal of the program is to prevent individuals & families from becoming homeless through case management & financial assistance to sustain a stable, permanent home. The street outreach program engages individuals and families living in a place not meant for human habitation through case management, providing food, clothing, and hygiene items, and connecting them to other resources,

Other Supportive Services:

The **Spartanburg Mental Health Center SOAR Program** helps increase access to SSI/SSDI for adults experiencing who are at risk of experiencing homelessness and have a mental illness, medical impairment, and/or substance use disorder.

St. Luke's Free Clinic provides health care to uninsured residents in Spartanburg County to meet their need for primary medical care, physician-ordered medications, mental health counseling and patient education. The clinic served 1,600 individuals in 2021.

SC Works Spartanburg provides employment assistance through work search and training programs.

South Carolina Legal Services helps with the prevention of homelessness through legal assistance in the case of evictions or foreclosures.

Middle Tyger Community Center provides comprehensive services to the community, including early childhood education, family counseling services, youth development programs, food pantry, case management, financial stability classes, adult education programs, etc.

Upstate Warrior Solution provides supportive services, outreach, and case coordination for veterans in the Spartanburg area. Warrior advocates assess the Veterans' current needs, connects them to a network of community resources, and helps them generate goals and actionable steps towards their next mission in life.

Piedmont Care provides care, prevention and advocacy for persons with HIV/AIDS and their families.

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

Current gaps within the shelter, housing inventory, and service delivery systems include: Sufficient overnight shelter access and non-congregate shelter; case management, mental health and substance abuse treatment and other McKinney-Vento supportive services and homeless prevention services; and permanent supportive housing, affordable housing, access to rental housing (financial barriers, i.e. security deposit). As noted above, the primary gap in the shelter and housing inventory is the availability of beds and units for adults with no children present. There is a need for over 92 more beds for this population.

The availability of housing units does not meet the needs of the qualifying population. There is not enough transitional housing options or adequate affordable rental properties to meet the need of homeless/fixed income. For extremely low-income households, there is a lack of about 2,675 affordable rental units for households. This gap has caused many renter households to be moderately cost burdened (20.6% of renter households) or severely cost burdened (26.5% of renter households).

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

City of Spartanburg recognizes the definition of Other Populations set forth by HUD in the CPD Notice (Families Requiring Services or Housing Assistance to Prevent Homelessness or At Greatest Risk of Housing Instability). The criteria related to these categories include households/persons who are (1) extremely low-income with a severe cost burden, or households with (2) an annual income that is less than or equal to 50% of the area median income meet one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5. No further characteristics of housing instability have been defined in the City’s ConPlan; thus, the City will use the criteria listed in first six conditions listed in the “At risk of homelessness” definition established at 24 CFR 91.5.

Identify priority needs for qualifying populations:

The data and the feedback and insights from the stakeholders highlight multiple and overlapping needs of the qualifying populations. Although close in priority the top needs have been identified as the following:

1. Lack of Affordable Rental Housing
2. Need for Supportive Services
3. Lack of non-congregate shelter units/beds

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

To determine the level of need and gaps City of Spartanburg looked at both qualitative and quantitative measures. Data from the US Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area. The takeaways from data analysis and stakeholder input were incorporated into the needs assessment.

HOME-ARP Activities

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

The City expects to administer programs directly. Once the City has received the full HOME-ARP grant award from HUD, the City will conduct a Request for Proposals for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or Community Housing Development Organization (CHDO) is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant’s project scope as it pertains to the outlined priority needs in this plan as well as the applicant’s familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

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

The City will administer the program. The City has not yet used the HOME-ARP administrative funds.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$257,630		
Acquisition and Development of Non-Congregate Shelters	\$250,000		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$150,000		
Non-Profit Operating	\$0	0 %	5%
Non-Profit Capacity Building	\$0	0 %	5%
Administration and Planning	\$116,000	15 %	15%
Total HOME ARP Allocation	\$773,630		

Additional narrative, if applicable:

The City plans to have a multi-pronged approach to addressing the needs of the qualifying populations. The HOME-ARP allocation is one of several funding resources the City plans to use to assist homeless and at-risk of homeless persons and households. The City is working with the local Homeless Task Force to synchronize funding and projects for maximize citywide impact.

Development of Affordable Rental Housing

The City of Spartanburg will allocate a portion (19%) of its allocation to the development of affordable rental housing. Please see further information on page 21 in the *Housing Goals* section.

Acquisition and Development of Non-Congregate Shelters

The City will allocate another 32% (\$250,000) of HOME-ARP funds towards the acquisition and development of non-congregate shelter.

Supportive Services

The City will allocate approximately 32% of HOME-ARP funds towards Supportive Services in the amount of \$257,630. By funding Supportive Services, the City aims to increase housing stability and reduce levels homelessness and those at-risk of homelessness within the qualifying populations by providing a baseline support that addresses multiple challenges of these persons and households. Supportive Services activities will prioritize (but not limit) the following:

- Case Management
- Mental Health Services
- Substance Abuse Treatment
- Outpatient Health Services
- Rental Assistance

Administration

Fifteen percent of the allocation is set aside for costs of overall HOME-ARP program management, coordination, monitoring, and evaluation. Expenditures may include salaries, wages, and related costs of the City's staff and/or administrative services performed under third party contracts or agreements.

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

After reviewing the gap analysis for shelter and affordable housing availability, as well as analyzing local capacity and other sources of funding as it relates to community needs, the City identified eligible activities that will assist individuals and families of the most vulnerable qualified populations. The gap analysis shows there is a need to increase the supply of affordable housing as a means to increase availability of permanent supportive housing and provide opportunities for LMI households who are at-risk of homelessness or housing instability.

There is also a need for NCS development in order to provide a long-term solution for those needing emergency shelter in times of crisis. The HOME-ARP grant provides an opportunity to assist households with temporary supportive housing through the acquisition and development of non-congregate shelters. These shelters will not only help those experiencing homelessness, but they will also assist families or individuals who are fleeing, or attempting to flee, domestic violence and sexual assault. Development of NCS can help address these needs directly.

HOME-ARP Production Housing Goals

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

Based on industry standards and current economic conditions, the City estimates two affordable housing units will be created or preserved to the housing stock with the HOME-ARP funding. The City will look for ways to leverage the limited funding in order to maximize affordable housing development.

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

There is a significant need for all eligible activities that could be funded with HOME-ARP funds. Gaps exist for McKinney-Vento homeless and homeless prevention supportive services, affordable housing stock, and shelter availability. Spartanburg also considered other funding resources outside of the HOME-ARP allocation in identifying and determining activities that will best assist individuals and families of the most vulnerable qualified populations. By adding affordable rental units to the housing stock, the City aims for the HOME-ARP allocation to offer a long-term solution that contributes to the overall goal of reducing homelessness and housing instability for the most vulnerable populations.

Preferences

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

The City will not provide preferences to any population or subpopulation.

HOME-ARP Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.

Supporting Documents