

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2019 – June 30, 2020

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City of Spartanburg, South Carolina
Neighborhood Services Division
440 South Church Street
Spartanburg, SC 29306

CR-05 - Goals and Outcomes

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

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

The Neighborhood Services Division serves as the housing redevelopment arm of the City of Spartanburg and the lead agency for preparing the Consolidated Annual Performance and Evaluation Report (CAPER). The following is a summary of the activities and accomplishments achieved during the 2019-2020 fiscal year using Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds. The City received an allocation of \$675,002.00 in CDBG entitlement funding and \$208,241.00 in HOME entitlement funding for the 2019-2020 program year.

The City of Spartanburg, in the first year of the 2019-2023 Consolidated plan, initiated efforts laid out in the strategic plan and its commitment to housing programs and serving low/moderate income households by addressing the following priority needs:

1. Expand and Improve Public Infrastructure and Facilities
2. Preserve and Develop Affordable Housing
3. Public Services and Quality of Life Improvements

The City accomplished this in a variety of ways, including coordinating with public and private funders, both federal and local, as well as partnerships with corporations, nonprofit organizations, and public institutions.

The City made substantial progress in its goal to remove slum and blight citywide. Due to code enforcement efforts, 19 dilapidated buildings were identified to be condemned and demolished. The removal of slum and blighted properties is essential to allow for future development of safe and affordable housing and improve overall neighborhood aesthetic and pride. Christmas in Action has continued to partner with the City of Spartanburg for their homeowner emergency repair program and has completed three owner-occupied rehabilitation projects, primarily serving low-income households with elderly or disabled residents in the home. Through the HOME program, Homes of Hope has constructed three new affordable rental units, and Regenesys CDC has constructed one affordable rental unit, increasing the number of safe, decent, and affordable housing available citywide.

During the program year, construction began on '500 Northside Station', a 90-unit mixed income development project in the Northside

neighborhood. In a private-public partnership including the Northside Development Group and The Spartanburg Housing Authority, the City has allocated CDBG and HOME funding toward the construction of 7 floating affordable rental units and infrastructure improvements on the site.

Through funding of public service organizations, resources were more accessible and available to City residents. Sub recipient organizations included The Bethlehem Center, HOPE Ministries, The Fire Department, SAFE Homes, South Carolina Legal Services, and the United Way of the Piedmont. Nearly 350 low-moderate income households received direct assistance from partner agencies, and capacity building and organizational support allowed several agencies to better serve the community at large and prepare for future expansion of services to meet underserved needs.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Expand Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%	2000	0	0.00%

1B Improve Public Infrastructure Capacity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%	2000	0	0.00%
1C Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%	2000	0	0.00%
2A Provide for Owner Occupied Housing Rehab	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	0	0.00%	10	3	30.00%
2B Increase Homeownership Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2B Increase Homeownership Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1	0	0.00%
2C Reduce Slum & Blight in Residential Areas	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	50	19	38.00%	10	19	190.00%

2D Increase Affordable Rental Hsg Opportunities	Affordable Housing	CDBG: \$152417 / HOME: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	2	4	200.00%
3A Provide Supportive Services for Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%	100	0	0.00%
3B Provide Vital Services for LMI Households	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15100	0	0.00%	3020	0	0.00%

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

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

The highest priority need to address within the City of Spartanburg continues to be the lack of affordable housing units and substandard housing for low-moderate income households. Therefore, distribution of CDBG funds primarily addresses owner-occupied rehabilitation projects and improving neighborhood infrastructure that will allow for future development of new affordable units, both for homeownership and rent. During the program year, the City has also focused on new construction of affordable rental units with HOME funding partnerships to help address the affordable housing void.

Even with the substantial progress the city has made with clearance and demolition of dilapidated building, a large stock of slum and blighted properties still remains citywide and continues to be a high-priority need to address. Contributing to Code Enforcement, staffing has allowed the

City to more quickly and efficiently identify potential properties eligible for condemnation, resulting in the increase in clearance and demolition activities, as well as property rehabilitations by the owners after receiving notice of code violations.

The CDBG funding allocated toward Public Services addresses housing stability needs to support and assist families and individuals as they attempt to obtain and remain in a safe, decent, and affordable home.

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CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	34	0
Black or African American	299	46
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	333	46
Hispanic	7	0
Not Hispanic	326	46

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

Narrative

In general, CDBG and HOME program funds serve the entire City of Spartanburg in accordance with the program requirements for each grant and addresses the need for services citywide. The listed ethnic and racial populations assisted with program funds represent the population served in the neighborhoods throughout the City of Spartanburg through public services and affordable housing units made available. The Neighborhoods Services staff collects and maintains beneficiary information for those served by Public Services and Community Housing Development Organizations.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	675,002	902,411
HOME	public - federal	208,241	861,899

Table 3 - Resources Made Available

Narrative

The Community Development Block Grant (CDBG) Program encourages the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for low to moderate income (LMI) persons. The City identifies and concentrates its efforts in areas that have a variety of needs ranging from housing and quality of life, to infrastructure improvements.

The HOME program provides formula grants to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for homeownership and rent to low-income residents. The City allocates these funds toward partnerships with local nonprofit groups and/or public housing authorities to accomplish these goals.

The amounts expended during the 2019 program year include resources made available through these program grants for the 2019 fiscal year and remaining funds from prior fiscal years to continue efforts in ongoing projects to meet strategic goals and needs as laid out in all submitted and approved Consolidated and Annual Action Plans.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Highland Neighborhood	25	17%	Redevelopment/Planning
Northside	25	67%	New Construction/ Rehab/ Infrastructure

Table 4 – Identify the geographic distribution and location of investments

Narrative

The geographic distribution of investments reflect the different stages of development occurring in the target areas the City planned to allocate funds. The Highland Neighborhood is undergoing a planning and implementation process that will guide effective investments in future developments. As these plans progress, additional funding will become a priority. A major development in the Northside neighborhood to address affordable housing needs came to fruition during the program year and received necessary funding to support progress. The remaining percentage of investments contributed to demolition and infrastructure projects citywide.

Leveraging

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

Projects funded through CDBG are essential to leveraging private, state, and local funds and securing partnerships and support from other organizations. In the Northside neighborhood, public-private partnerships have led to several major developments including the current '500 Northside Station' LIHTC/RAD development

The Highland Neighborhood Transformation Masterplan process leveraged federal funds to spur investments and partnerships from several funding sources and create momentum for the process. A catalytic project with a private developer and public engagement has initiated the implementation phase and has ultimately resulted in the City of Spartanburg's creation of a dedicated Spartanburg Housing Fund to support Affordable Housing development.

The City has continued its Purchase-Rehabilitation Homebuyer Program with Carolina Foothills Federal Credit Union. This is a Leveraged Loan Program that allows the City to purchase and make repairs on substandard housing to place back on the market for purchase, with a priority given to purchasers earning equal to or less than 80% Area Median Income.

Since completion of the T.K. Gregg Community Center, the City of Spartanburg has fully dedicated the former Northwest Community Center building to the Opportunity Center, a homeless day center providing essential services and resources to any person seeking assistance in the community. Exclusive use of this building will allow the Opportunity Center to restructure and rehabilitate the physical space, expand in services provided, and extend hours of operation as necessary.

Each Public Services agency funded through CDBG receives additional funding through various resources ranging from private donations, local, state, and other federal funds to carry out their programs.

The City is utilizing current and excess HOME match from prior fiscal years to meet the required match amount. Current match contributions is Appraised Land/Real Property associated with the listed project activities.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	992,111
2. Match contributed during current Federal fiscal year	330,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,322,111
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,322,111

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
IDIS Activity 803	12/31/2019	0	0	15,000	0	0	0	15,000
IDIS Activity 804	12/31/2019	0	0	15,000	0	0	0	15,000
IDIS Activity 815	04/01/2020	0	0	300,000	0	0	0	300,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	75,172	75,172	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	13	7
Number of Special-Needs households to be provided affordable housing units	0	0
Total	13	7

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	4
Number of households supported through Rehab of Existing Units	12	3
Number of households supported through Acquisition of Existing Units	0	0
Total	13	7

Table 12 – Number of Households Supported

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

Due to the COVID-19 Pandemic, Christmas in Action (CIA), the organization that carries out most owner-occupied rehabilitation projects for the City, shut down project operations during the months of March 2020 - July 2020 and also experienced a change in the Project Management staff. Through communication with City and CIA staff, a restructuring and reorganization of how to tackle repair projects within City limits has been put in place, and as projects are back underway, these goals can be better obtained.

Discuss how these outcomes will impact future annual action plans.

All ongoing activities and projects will be continued accordingly and future annual action plans will adjust goals and objectives to ensure the greater strategic plan is carried out. The City has developed the FY2020 Annual Action plan based on progress made toward these outcomes, in addition to following the 2019-2023 Consolidated Plan and guidance from Needs Analysis, community surveys, and market analysis.

The COVID-19 Pandemic has both created additional needs and made existing needs an even greater priority for both individuals and organizations in our community. The FY2020 Annual Action Plan incorporates additional CDBG-CV funding allocated through the CARES act in order to respond and prepare for the effects of COVID-19.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	1	4
Moderate-income	0	0
Total	3	4

Table 13 – Number of Households Served

Narrative Information

All households served by housing activities using CDBG and HOME funds met eligibility requirements. Neighborhood Services Department collects and maintains all beneficiary information.

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

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

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

The City of Spartanburg is a member of the Spartanburg, Union, and Chesnee County (CUS) Chapter of the Upstate Continuum of Care (CoC), which aims to prevent, reduce, and end homelessness through the coordination of agencies in our communities. United Housing Connections coordinates the CoC's efforts throughout 13 counties in the Upstate and is the leading provider of services, as well as the collaborative applicant for the HUD Coc Program Grant. UHC is also the Homeless Management Information System (HMIS) administrator for the region.

An AmeriCorps member served a second term as a Homeless Outreach Coordinator for the City of Spartanburg in partnership with the United Way of the Piedmont. The AmeriCorps member engaged in street outreach by frequenting locations where people experiencing homelessness frequented, such as the local Soup Kitchen and Public Library. Services provided were an individual needs assessment, identification of barriers, connection to resources available, and follow-up as needed. Recorded interactions are available via CharityTracker, enabling other resource providers to track progress on individuals that are receiving services from multiple agencies and enhancing coordination.

The City of Spartanburg has fully dedicated the former Northwest Community Center building to the Opportunity Center, a homeless day center providing essential services and resources to any person seeking assistance in the community. Exclusive use of this building will allow the Opportunity Center to restructure and rehabilitate the physical space, expand in services provided, and extend hours of operation as necessary. This location is a vital resource in connecting with homeless population and assessing needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Spartanburg has been working collaboratively with SPIHN in an effort to identify and purchase a house in the City limits to be used for transitional housing, which would be managed by SPIHN and used to reduce the amount of time a family will spend in a shelter and move them along a path to self-sufficiency. However, finding a suitable and affordable house for this purpose has not gone through at this time, and the group continues its search efforts.

HOPE Ministries received CDBG funds during this program year for capacity building training. While currently running a men's transitional house that can occupy up to 5 individuals reentering society and the workforce after incarceration, the organization aims to become better informed and trained to take on additional housing units in the future to expand their transitional housing program at different levels

on the path to self-sufficiency for the men they serve.

The City continues to partner with SAFE Homes, which provides emergency shelter for victims of rape and domestic abuse and their dependent children, along with supportive services and counseling during and after their stay, in order to be successful in the transition into safe and permanent housing.

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

The Bethlehem Center, while primarily providing after-school and summer programs for low-income youth, serves the entire family and community at large by identifying and addressing other needs and resources that the child's family and community may be lacking in order to strengthen and maintain household stability and prevent homelessness. Such activities include a community food pantry, access to computers and other technology, community outreach and advocacy, and providing meeting and event spaces for other local agencies dedicated to helping their community thrive.

HOPE Ministries, as stated, focuses on helping individual men who have previously been through corrections programs and institutions and are now transitioning into self-sufficiency in society. In addition to the transitional housing unit, the organization provides a job training program, a variety of counseling and life-skills classes, and resource connections for those within and outside of the living facility.

The United Way of the Piedmont's 211 referral system serves as a needed starting point for all individuals seeking assistance and organizations to find available resources in the community. This streamlined access allows a central location to be aware of priority needs that can be communicated to providers that may be able to help.

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

The United Way of the Piedmont's Housing Assistance Program partnered with the City of Spartanburg during this program year to provide rental security deposit assistance to low-income households and homeless families making the transition into more permanent housing. While many families have

worked hard to be in a financial position to afford and secure rental units on a monthly basis, the additional rental and utility security deposits required upfront have proven to be a large barrier when initiating the transition to permanent housing and independent living. This assistance allows families to get settled in their unit and continue to build upon their financial stability to prevent future homelessness.

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

Actions taken to address the needs of public housing

The City of Spartanburg and Spartanburg County is served by the Spartanburg Housing Authority (SHA). The mission of the Housing Authority is similar to that of the Neighborhood Services Department: To promote adequate and affordable housing, economic opportunity, and a suitable living environment, free from discrimination. The SHA strives to assist low-income, very low-income, and extremely low-income families in the City of Spartanburg through its Asset Management Program, Housing Choice Voucher (HCV) Program, Mod Rehab Program, and other Affordable/Moderate Income Programs, along with HUD's Rental Assistance Demonstration (RAD) Program.

The Spartanburg Housing Authority (SHA) serves over 3,608 families under its various housing programs. SHA manages approximately 608 Public Housing units and 345 Non-PHA units 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 2,655 Vouchers. 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 based primarily on income and is established by HUD and adjusted annually.

As of May 2020, there were 19,154 households on the SHA's waiting lists. There is a significantly high and unmet demand for assisted housing in Spartanburg. The 2019-2023 Consolidated Plan reflects the lack of affordable housing as a high priority need, and The City has entered into an MOU with the SHA and County of Spartanburg to address the HUD, Affirmatively Furthering Fair Housing Protocol.

The City supports the SHA's efforts to seek replacement of public housing units lost in the inventory due to the prior demolition of Cammie Clagget Public Housing Complex, and is helping facilitate several projects in collaboration with the Northside Development group to replace 90 of these units demolished through a RAD transition.

The SHA has been supportive of the transformation efforts in the Highland Community, where a large stock of dilapidated public housing remains. Collaborations with the City of Spartanburg, the Highland Neighborhood Association, Highland Community Development Corporation, The Bethlehem Center, and other community stakeholders have resulted in a Highland Neighborhood Transformation Masterplan, a detailed document analyzing over a year's worth of research and community engagement led by APD Urban Planning and Management, LLC. The final plan includes several Catalytic projects that will spark sustainable and meaningful change to the area. Included is the redevelopment of Norris Ridge, a privately owned subsidized apartment complex, and to create a plan in collaboration with the SHA for

Prince Hall, a Public Housing complex.

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

The Spartanburg Housing Authority’s Client Services Department is very active and dedicated to moving able-bodied heads of households to housing self-sufficiency so that subsidized units are more readily available to other families on the waitlist.

The SHA’s Family Self-Sufficiency Program (FSS) helps low-income families attain a better standard of living while promoting self-sufficiency through accomplishment of specific goals in a five-year period, including areas of employment, higher education, self-sustaining environments, and finances.

In the Norris Ridge Relocation Plan, the City of Spartanburg, Norris Ridge Management, the Bethlehem Center, and the United Way of the Piedmont have set up coordinated systems to inform and prepare residents for future developments and changes. The main goal is resident engagement and connection to a Community Resource Coordinator with the United Way of the Piedmont to get resources currently needed and build a strategy to strengthen their financial stability for the future and move toward self-sufficiency.

Actions taken to provide assistance to troubled PHAs

The Spartanburg Housing Authority (SHA) is not designated as troubled.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Spartanburg strongly encourages affordable housing and facilitates dialogue and partnerships with developers, community organizations, and residents to remain engaged during the entire process and to ensure the community's desires are heard and accommodated in the results.

With the completion of the Highland Neighborhood Transformation Masterplan, several projects and developments recommended require a change in zoning and encourages the creation of a design standard for the Neighborhood. The City of Spartanburg's Planning Department staff has initiated meetings for questions and information about how this process works and how residents and community stakeholders can play an active role in shaping their neighborhood for the future.

The Governor of South Carolina has designated four Opportunity Zones within the City of Spartanburg as established by Congress. They are designed to encourage long-term private investments in low-income communities and are designed to spur economic development by providing tax benefits to investors. The Opportunity Zones are located in the following neighborhoods: Highland, Hospital/Wofford, Northside/Saxon, and West Main/Midtown Heights.

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

The City of Spartanburg is currently undergoing its Comprehensive Planning process. With this extended research and analysis, further identification of gaps of services and needs in the community that will guide planning and development with strategic action plans.

The process of choosing and funding Public Service organizations is administered with great consideration concerning the organization's capacity and ability to meet the underserved needs and complete projects proposed. A selection committee is brought together to include City staff from different departments and community leaders to gain thoughtful and diverse perspectives on how organizations can better serve the needs of the community.

Homelessness and the threat of homelessness to households remains an area that needs much attention in the City of Spartanburg. The City's participation in the Homeless Coalition and committees with other government, nonprofit agencies, and other community leaders has allowed for continued collaboration, innovation, and dedication to address these underserved needs.

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

The City of Spartanburg applied for and received the FY2019 Lead-Based Paint Hazard Reduction and Healthy Homes Grant, with the Lead-Safe Spartanburg program beginning in January 2020. This grant will provide funding over the course of three years to reduce lead-based paint hazards in 42 homes in the City of Spartanburg for low-income households with children under the age of six, or a pregnant female, primarily living in the home. Program start-up, marketing, and intake began in January 2020, with a completion of Lead Assessments and Scope of Work write-ups for five homes to have lead-based paint hazard reduction work completed in the Fall of 2020. All units completed and cleared through this program will be listed on the Neighborhood Services' Website under the Lead-Safe registry for public access.

This grant and Lead-Safe program allows for stronger partnerships with housing rehabilitation organizations in the City of Spartanburg, the South Carolina Department of Health and Environmental Control (DHEC), family and youth public services, and neighborhood associations, to have a united and coordinated action plan for reducing lead-based paint hazards in the City's aging housing stock and preventing childhood lead-based paint blood poisoning among its residents.

The South Carolina DHEC is responsible for investigating lead poisoning in the City, though this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes 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 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, an owner/tenant occupancy plan will be made, and residents will be relocated if necessary.

The City has created a homeowner repair/rehabilitation procedure manual that details all of the City's requirements as they relate to lead-based paint. All homeowners and tenants are provided a copy of the notice which contains information on the City's lead-based paint response techniques, along with a "Protect Your Family from Lead in Your Home" booklet, distributed by the United States Environmental Protection Agency (EPA). Homeowners are required to provide their signature indicating that they have received the document.

Ongoing monitoring of rental projects for proper maintenance and upkeep ensures lead-hazard control methods are in tact and hazards do not reappear.

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

Lack of access to a decent, stable living environment is a key contribution to the number of families that fall below the poverty line. The City of Spartanburg's anti-poverty strategy consists of coordination efforts among its many partner organizations to foster and maintain housing stabilization for all residents. This includes increasing the quantity and quality of available affordable housing units, which takes place through construction and rehabilitation projects, as well as supporting housing assistance

through grants, loan programs, and financial and homeownership counseling to help families on the path to stabilization. The City's support of Public services, Job training, and MWBE business development provide necessary resources before, during, and after low-income families are provided with a safe and affordable living environment.

With partners and stakeholders, the City ties housing, homelessness, public housing, and non-housing community development strategies together as one comprehensive approach to reduce the number of families experiencing poverty.

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

The Neighborhood Services Department strives for division wellness through the following implementation strategies: a) Improving and providing staff training and technical assistance as needed. b) Developing file/document sharing opportunities. c) Review of program manuals annually and updating as necessary.

The Neighborhood Services Department continues to strengthen its coordination efforts with other City of Spartanburg Departments, including Finance, Communications, IT, Planning, Police, and Fire, to streamline collaborative work on various projects through different stages in order to have a more comprehensive and effective approach for community progress and development. This process is guided by a cohesive and forward-thinking leadership team and the establishment of working project committees.

In accordance with Section 91.220 - 91.320 of the Consolidated Plan Regulations, the City of Spartanburg has in place a monitoring process to evaluate its progress in meeting its five-year goals. An internal performance evaluation is reported to the City Manager's office and City Council on a regular basis.

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

The CDBG and HOME projects taken on by the City of Spartanburg require input and collaboration from many different entities, public and private, in order to gain the needed financial and community support to be successful and sustainable.

The Highland Neighborhood Transformation Planning process has engaged the Neighborhood Association and residents, Social Service Agencies, Religious Communities, Private and Nonprofit organizations, local businesses, and local government agencies to provide input and guide the Masterplan. The City of Spartanburg and APD Urban Planning and Management brought these different entities together through small focus groups, steering committees, and larger community planning events to maintain a cohesive approach to address the past, present, and future of the housing and economic state of the Highland Neighborhood. This process has created a more informed community and pointed out future opportunities for enhanced coordination among entities.

The United Way of the Piedmont is a lead entity that encourages and provides opportunities for other local agencies and government to work together on specific taskforces and committees to address large-scale needs, such as financial stability, housing, and education.

The 2019 Joint Analysis of Impediments to Fair Housing serves as a guide to the City of Spartanburg, Spartanburg Housing Authority, and Spartanburg County to address issues and barriers in the current conditions. Recommended activities require continued joint efforts and additional participation from public, private, and social services.

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

Mosaic Community Planning, LLC prepared the current Joint Analysis of Impediments to Fair Housing Choice for Spartanburg County, The City of Spartanburg, and the Spartanburg Housing Authority by In May 2019. The Summary of Impediments are identified as:

1. Lack of Geographic Diversity in Affordable Housing Choices
2. Neighborhoods need place-based community investments
3. Need for continued and expanded fair housing activities
4. Affordable Housing planning lacks equity focus
5. Limited housing options for people with disabilities
6. Weak job-transit connections

The City of Spartanburg and partners have taken the following action to address the effects of impediments identified in the 2019 Joint Analysis of Impediments to Fair Housing Choice:

The City's Comprehensive Plan is equity focused and incorporates this approach in affordable housing planning. Rehabilitation projects, new construction of affordable units, clearance and demolition, and infrastructure improvements take place citywide, increasing the supply and geographic diversity of the affordable housing stock and reducing slum and blight. The nonprofit organizations supported through CDBG funding provide vital services to protect, preserve, and strengthen the well being of the community and all residents, contributing to increased housing investments and household stability.

The Highland Neighborhood Transformation Plan proposes several initiatives that address place-based community investments and equity focus by diversifying the housing stock available, investing in community retention, adding mixed-income and mixed-use properties, along with recommendations to address the economic, educational, health, safety, and recreational opportunities available in this community. The City recently completed a transportation bus service study to gain insight into possible transportation changes that would improve resident connections to employment and commerce centers. Other recommendations include updating zoning and land use policies to remove additional barriers to development.

This form of place-based community investment has been adopted and continues to take shape in the Northside neighborhood. Community-led engagement and strategic public-private partnerships have garnered the fully supportive investments needed to significantly improve and sustain this transformation process. The City of Spartanburg continues to support initiatives and developments in the Northside, and use its success as a model to encourage and guide other neighborhoods and place-based investments.

The City of Spartanburg's Neighborhood Services Department continues to maintain the Fair Housing hotline, which is a referral service that provides information on Fair Housing laws, gain insight to Fair Housing issues within our community, and direct individuals to necessary resources, such as the South Carolina Human Affairs Commission, Code Enforcement Departments, and South Carolina Legal Services. The City advertised Fair Housing information in Spanish, in La Nacion, the leading Hispanic Newspaper in Spartanburg, and individuals seeking a Spanish speaker will have access through the Greenville Human Relations Commission. The City has continued efforts to fund programs and connect households to homebuyer education and counseling services to remove individual barriers to fair housing choice.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Spartanburg's Neighborhood Services Department is responsible for monitoring all activities undertaken within the CDBG and HOME program year. All activities were carried out under a binding contract and records are maintained of all activities.

Public Services reporting occurs on a quarterly basis to identify goals and objectives achieved and to ensure they are in compliance and aligned with program goals. Beneficiary forms are collected and maintained in the Neighborhood Services Department. The Community Services Specialist scheduled at least one monitoring session with each subrecipient during the fiscal year to determine if the organization is implementing and administering CDBG funded activities according to applicable Federal requirements and goal objectives outlined.

The City of Spartanburg's Minority Business Development Department actively seeks and identifies minority and women-owned businesses for opportunities to participate as providers of goods and services to the City, enhance competition and participation to promote economic growth and development in the City of Spartanburg.

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

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

The City of Spartanburg follows the Citizen Participation Plan, as submitted and approved by HUD. Prior to submitting the FY2019 Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, the City of Spartanburg published a legal notice in the Spartanburg Herald Journal. The City's Community Relations and Communications Departments also advertised the publication through their various channels, including the City Website, Social Media, and Neighborhood and Community Associations.

PUBLIC NOTICE

In accordance with the Housing and Community Development act of 1974, Section 104(a)(2)(b), the City of Spartanburg is required to make available for public review the Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER). The City of Spartanburg Neighborhood Services Department will submit the fiscal year 2019 Community Development Block

Grant CAPER to the United States Department of Housing and Urban Development (HUD) on November 1, 2020.

On October 12, 2020, the fiscal year 2019 CAPER draft will be available in the Neighborhood Services Department of the City of Spartanburg between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, located at 440 South Church Street, Suite B, Spartanburg, SC 29306 or online at www.cityofspartanburg.org/community-services/neighborhood-services. Any comments by citizens should be submitted in writing to the same address, or email comments to mlivingston@cityofspartanburg.org. City staff will respond in writing to comments, and all comments will be submitted to HUD.

CR-45 - CDBG 91.520(c)

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

There were no changes made to programs or to program objectives in fiscal year 2019. The City of Spartanburg followed the 2019 Annual Action Plan and the Citizen Participation Plan submitted to and approved by HUD.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-50 - HOME 91.520(d)

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

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

All HOME units are required to participate in a yearly monitoring/inspection process. The purpose is to assess the subrecipient's implementation and administration of HOME funded activities as stated in the agreement and in accordance with applicable Federal requirements. Particular attention is paid to compliance with eligibility, timeliness, and the agency's document and programmatic system to ensure the unit is made available to a low-income resident during their subsidy timeframe. Residents must provide proof of income, and rents adjusted if applicable. All organizations must adhere to these standards, and provide evidence of documents, policies, and procedures to ensure compliance. On-site HOME unit inspections are scheduled every three years by the Neighborhood Services Department. All new HOME units are inspected upon completion.

Due to the COVID-19 Pandemic, the City had to reschedule many monitoring visits originally scheduled during the third quarter of the program and were not able to complete them until past the close of the program year.

Program Monitoring with Homes of Hope was conducted by the Community Services Specialist on August 10, 2020, with no findings. The following on-site inspections were conducted on one of their properties by the Construction Project Administrator.

- 494 Brawley Street - 09/14/2020: This structure met the 2015 ICC Property Maintenance Code that is adopted by the City of Spartanburg and the State of South Carolina.

The Community Services Specialist conducted Program Monitoring with the Northside Development Group and had several findings requiring corrective actions. A full list was provided. Maintenance, repairs, and documents must be completed and provided to the Neighborhood Services Department by October 25, 2020. The Construction Project Administrator completed the following on-site inspections.

- Aden townhome Rehabs: 160 Aden Street, 180 Aden Street, 186 Aden Street - 09/14/20: The following repairs and maintenance are required - All exterior buildings need pressure washing, servicing and cleaning of all HVAC systems including filters, ceiling repairs, replace lighting in common areas with appropriate fixtures, clean or replace carpets.

Inspection of the following property is to be re-scheduled for the following property under Nehemiah CDC:

- 434 Arch Street - Between tenants, Nehemiah CDC planned on doing several maintenance procedures and repairs. There were several windows broken in the interim, and the company hired to do the window repair work is backed up. Plans to inspect property are to be arranged once the repair work is done and ready for a tenant, and communication has been open and direct with Neighborhood Services Staff.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

All Consolidated Plan programs follow HUD's requirements for affirmative marketing. For HOME programs, develops and the City's CHDOs reach out to the broad community to sell HOME housing units. The City requires and accounting of sales and outreach including details on open houses held, Multiple Listing Service (MLS) listings published, and formal advertising online or in the newspaper.

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

There has been no program income used for any HOME projects during the 2019 program year.

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

The City will continue to provide quality supportive services to assist clients with achieving and maintaining affordable housing, stability, increased decent safe housing for the citizens of Spartanburg. The City focuses on leveraging the allocated funds for the construction of new units and the rehabilitation of homes in partnership with community organizations and developers for City of Spartanburg residents whose incomes are equal to or less than 80% of the Area Median Income.