



2019-2023 Consolidated Plan

DRAFT

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

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Executive Summary

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

1. Introduction

The City of Spartanburg's Neighborhood Services Division is the lead agency responsible for preparing the Consolidated Plan. The Consolidated Plan details how the City plans to invest its resources to meet its ongoing affordable housing, community development, and public service needs during the five-year period. Spartanburg administers Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funding from the US Department of Housing and Urban Development (HUD). The Neighborhood Services Department is also the housing redevelopment arm of the City of Spartanburg. It works to provide decent and affordable housing, a suitable living environment, and vital public services to improve the lives of its citizens – especially low- to moderate-income households and communities. The City does this in a variety of ways that include partnerships with public and private funders, both federal and local, as well as partnerships with corporations, nonprofits, and public institutions.

The City of Spartanburg is located in Spartanburg County in northwest South Carolina. As of 2017, the City has a population of 37,384. The City has been experiencing a population decline for the last several decades and saw a 6% decrease from 2000 to 2017 (39,673 to 37,384). The following Consolidated Plan will help assist the City of Spartanburg's Neighborhood Services Division to identify the priority needs of its citizens and develop goals to address these needs.

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

Like many South Carolina communities, affordability is by far the largest housing problem in Spartanburg. As will be discussed in the Needs Assessment of this plan, housing cost burden is a big issue for many families and households in the community, especially for low- and moderate-income households.

The City of Spartanburg has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the City has identified three priority needs and associated goals to address those needs. The priority needs are:

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

To provide for those needs, the goals for the next five years are as follows:

- 1) 1A Expand Public Infrastructure

- 2) 1B Improve Public Infrastructure Capacity
- 3) 1C Improve Access to Public Facilities
- 4) 2A Provide for Owner Occupied Housing Rehab
- 5) 2B Increase Homeownership Opportunities
- 6) 2C Reduce Slum & Blight in Residential Areas
- 7) 2D Increase Affordable Rental Housing Opportunities
- 8) 3A Provide Supportive Services for Special Needs Populations
- 9) 3B Provide Vital Services for Low-to-Mod Income Households

3. Evaluation of past performance

Working with public, private, and non-profit community housing providers and non-housing service agencies, the City of Spartanburg has made significant contributions to provide safe, decent and affordable housing, a suitable living environment, and economic opportunities, especially for low- to moderate-income (LMI) individuals in the community. However, Affordable Housing Development, Homeowner Housing Rehab, Public Services for LMI households, Homelessness, and Public Infrastructure Improvements remain some of the most prolific needs of Spartanburg, as documented by the current Consolidated Plan and the most recent 2017 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG and HOME. As of the most recent CAPER, the City exceeded its prior 5-year goals for community revitalization.

4. Summary of citizen participation process and consultation process

The City of Spartanburg follows its adopted and HUD approved Citizen Participation Plan (CPP). The CPP encourages citizen participation and involvement in all stages of the community planning process, from the drafting of the 5-Year Consolidated Plan, to preparation of the Annual Action Plans, to the filing of the annual Consolidated Annual Performance Evaluation Report (CAPER), and any substantial amendments to its plans. The City holds public meetings and hearings, makes copies of the plans available for review at the Neighborhood Services Department and on the City's website, and accepts and incorporates citizen input and feedback. The City continuously evaluates the means of providing information and makes adjustments to provide better access to information regarding the CDBG and HOME program and community activities. The City also consults with local nonprofits, government departments and agencies in the planning process. The main method is through a stakeholder survey which gives local organizations the ability to give the City input on the priority needs of the community and service delivery gaps.

Citizen Participation Plan

The citizen participation process is designed to encourage all citizens, including persons with disabilities or in need of accommodations and persons who require language translation services to participate in

determining housing and community development needs within their communities. Special encouragement is extended toward very low- and low-income persons, particularly those in blighted areas and in public housing or other assisted housing. Citizen comments and questions are encouraged at all public meetings as the City works to include the needs of its citizens in the Consolidated Plan goals. Below is summary of efforts by the City:

- A community survey was held online from February 1, 2019 to April 15, 2019 to obtain public input and comments for the City's Consolidated Plan.
- A stakeholder survey was held online from February 1, 2019 to April 15, 2019 to obtain input from community organizations and stakeholders for input on the City's Consolidated Plan.
- A 30-day public comment period for the public to review and comment on the Plan began on April 26, 2019 to May 31, 2019. The draft of the plan was available on the City's website and at the Neighborhood Services Dept. office located at City Hall, 145 W. Broad St., Spartanburg, SC 29306.
- A public hearing to discuss the plan was held on Thursday, May 9, 2019 at 6:00PM at the CC Woodson Community Center at 210 Bomar Ave, Spartanburg, SC 29306.
- A public hearing to discuss the plan was held on Thursday, May 23, 2019 at 6:00PM at City Council Chambers located at City Hall, 145 W. Broad St., Spartanburg, SC 29306
- There was a hearing at City Council and a presentation of the Consolidated Plan on Tuesday, May 28, 2019 at 5:30PM. This presentation was at City Council Chambers located at City Hall, 145 W. Broad St., Spartanburg, SC 29306.

5. Summary of public comments

All comments were accepted by the City of Spartanburg's Neighborhood Services Department. A summary of comments can be found in PR-15 Citizen Participation. The Community Survey and Stakeholder survey results were also uploaded as an attachment. Below is a summary of priority needs local community stakeholders and the public selected.

Stakeholders selected these priority needs:

- Creation of affordable housing and/or homebuyer assistance
- Public services (employment training, homeless, elderly, crime, etc.)
- Owner/renter housing rehabilitation
- Elimination of slum and blight

The community selected these priority needs:

- Providing Decent, Affordable Housing
- Providing support services for the homeless
- Repairing homes owned by LMI households
- Building or improving streets, sidewalks, and drainage in the area
- Eliminating environmental hazards such as trash, vacant or dilapidated buildings etc.
- Various public services

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

No comments or views were rejected or not accepted.

7. Summary

Primary data sources for the Consolidated Plan include: 2000 Census, 2013-2017 American Community Survey (ACS) 5-Year Estimates, 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources.

A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2013-2017 data and tables that utilize CHAS contain 2015 data. At the time of writing only 2011-2015 CHAS data was available from HUD. However, 2013-2017 ACS data was available and thus the City thought it best to utilize the most current data source where possible, and that incongruencies in the source years were outweighed by the more accurate demographic and housing picture painted by the 2013-2017 ACS data. As well, the data constraints in HUD's CPD mapping tool contain data from the 2009-2013 ACS. This disparity in the source of data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	City of Spartanburg	Neighborhood Services Department
HOME Administrator	City of Spartanburg	Neighborhood Services Department

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

The City continues to coordinate with affordable housing and social services organizations such as Habitat for Humanity, the Spartanburg Housing Authority, the Urban League of the Upstate, the United Way, and other organizations that assist in providing affordable housing and community services. To overcome gaps in services, the City will continue to provide opportunities for public, private, and governmental organizations to come together and share information, advocate for issues of concern, leverage resources, and address barriers associated with providing more affordable housing. These agencies and organizations are invited to community development public meetings and hearings in order to gain insight into social service needs.

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

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

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

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

The City does not receive ESG funds. The City's Neighborhood Services Department currently works closely with United Housing Connections (UHC), the community's Continuum of Care organization. UHC provides the City with homeless data from the Homeless Management Information System (HMIS), and that information is used annually to help guide the City's Annual Action Plan.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Spartanburg
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Spartanburg's Neighborhood Services Department is the lead agency responsible for preparing the Consolidated Plan. Spartanburg administers the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funding from the U.S. Department of Housing and Urban Development (HUD).
2	Agency/Group/Organization	Spartanburg Housing Authority
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Spartanburg Housing Authority (SHA) is the local public housing authority (PHA) in the City. SHA assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
3	Agency/Group/Organization	United Housing Connections
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Housing Connections (UHC) is the local Continuum of Care and coordinates homeless programming in the area. UHC assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
4	Agency/Group/Organization	Tri-County Veterans Resource Center
	Agency/Group/Organization Type	Services-Health Services-Education Services-Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Tri-County Veterans Resource Center helps assist veterans in the area through education, health and economic programs. They also help veterans apply for health care and benefits through the U. S. Department of Veterans Affairs. They assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
5	Agency/Group/Organization	Miracle Hill Ministries
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Miracle Hill Ministries helps with homeless services for abused, at-risk and neglected children across the Upstate. Miracle Hill Ministries assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
6	Agency/Group/Organization	United Way of the Piedmont
	Agency/Group/Organization Type	Nonprofit Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of the Piedmont works to build capacity in the nonprofit sector through innovative partnerships and strategic investment. United Way assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
7	Agency/Group/Organization	Highland Neighborhood Association
	Agency/Group/Organization Type	Neighborhood Association Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Highland Neighborhood Association works to improve lives in the Highland neighborhood of Spartanburg. The Association assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
8	Agency/Group/Organization	Urban League of the Upstate
	Agency/Group/Organization Type	Services - Housing Services-Children Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of the Urban League of the Upstate is to advance equity by empowering black and other underserved communities through advocacy, education and economic stability. Urban League of the Upstate assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
9	Agency/Group/Organization	Spartanburg School District 7
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Spartanburg School District 7 is the school district serving the City of Spartanburg. Its mission is to inspire and equip students for meaningful lives of leadership and service as world citizens. Spartanburg School District 7 assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
10	Agency/Group/Organization	Spartanburg Interfaith Hospitality Network
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SPIHN is a homeless shelter for families with children under the age of 18. SPIHN assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
11	Agency/Group/Organization	Adult Learning Center Inc.
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Adult Learning Center in Spartanburg, SC is an organization led by community leaders who are passionate about providing quality education. They assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
12	Agency/Group/Organization	Homes of Hope, Inc.
	Agency/Group/Organization Type	Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homes of Hope, Inc is a nonprofit housing developer. Homes of Hope assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
13	Agency/Group/Organization	SC Works Greater Upstate
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SC Works Greater Upstate is an employment agency in the City of Spartanburg. SC Works Greater Upstate assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
14	Agency/Group/Organization	First Presbyterian Church Spartanburg
	Agency/Group/Organization Type	Local Church Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	First Presbyterian Church Spartanburg has ministry programs which help community members that are in need. The church assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
15	Agency/Group/Organization	Upstate Forever
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Upstate Forever is a Greenville-based conservation nonprofit that protects land and water and promotes balanced growth in Upstate South Carolina. They assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.

16	Agency/Group/Organization	Spartanburg County Veterans Affairs Office
	Agency/Group/Organization Type	Services-Veterans Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of the Spartanburg County Veterans Affairs Office is to work as an advocate for the veteran's and their families to determine eligibility for several types of VA benefits. The office assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
17	Agency/Group/Organization	ReGenesis Health Care
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ReGenesis is a health care agency with assistance for low income citizens. ReGenesis offers comprehensive health services to residents in and around the Spartanburg and Cherokee, SC areas.
18	Agency/Group/Organization	Spartanburg Mental Health Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Spartanburg Mental Health Center provides outpatient mental health assessment, counseling, and crisis intervention.
19	Agency/Group/Organization	Habitat for Humanity of Spartanburg
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Spartanburg is committed to empowering deserving, hardworking families through housing services. Habitat for Humanity assisted with consultation through a stakeholder survey which helped the City determine priority needs in the community.
20	Agency/Group/Organization	New Horizon Family Health Services
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	New Horizons offers quality health care for anyone in need of a family doctor and medical home. Their mission is to provide quality, affordable, compassionate patient-centered health care to improve the health of the communities they serve.
21	Agency/Group/Organization	Butterfly Foundation
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butterfly Foundation Culinary is a nonprofit community development organization providing assistance in the areas of housing and culinary job training.
22	Agency/Group/Organization	SC Department of Health and Environmental Control (DHEC)
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Health Agency Other government - State

What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SCDHEC is the state health and environmental control agency. It supports the City with lead-based paint hazards services for children in the City.

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

No agency types were intentionally not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Housing Connections	United Housing Connections, the local COC, works to prevent and mitigate the effects of homelessness throughout the City of Spartanburg and the region. The goals of the COC directly overlap with the City's homelessness efforts.

Table 3 – Other local / regional / federal planning efforts

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

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

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

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

PR-15 Citizen Participation

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

The City of Spartanburg follows its adopted, HUD approved Citizen Participation Plan (CPP). The CPP encourages citizen participation and involvement in all stages of the community planning process, from the drafting of the 5-Year Consolidated Plan, to preparation of the Annual Action Plans, to the filing of the annual Consolidated Annual Performance Evaluation Report (CAPER) and any substantial amendments to its plans. The City holds public meetings and hearings, makes copies of the plans available for review at the Neighborhood Services Department and on the City's website, and accepts and incorporates citizen input and feedback. The City will continue to evaluate the means of providing information and make adjustments to provide better access to information regarding the CDBG and HOME program and community activities.

Citizen Participation Plan

The citizen participation process is designed to encourage all citizens, including persons with disabilities and in need of accommodations and persons who require language translation services to participate in determining housing and community development needs within their communities. Special encouragement is extended toward very low- and low-income persons, particularly those in blighted areas and in public housing or other assisted housing. Citizen comments and questions are encouraged at all public meetings as the City works to include the needs of its citizens in the Consolidated Plan goals.

The table below shows the City's efforts for citizen participation during the consolidated planning process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Community Survey	Non-targeted/broad community	<p>A community survey was held online from February 1, 2019 to April 15, 2019 to obtain public input and comments for the City's Consolidated Plan.</p> <p>The community survey link was: https://www.surveymonkey.com/r/PMXBNY3</p>	<p>The community selected these priority needs:</p> <ul style="list-style-type: none"> - Providing Decent, Affordable Housing - Providing support services for the homeless - Repairing homes owned by LMI households - Building or improving streets, sidewalks, and drainage in the area - Eliminating environmental hazards such as trash, vacant or dilapidated buildings etc. - Various public services 	All comments were accepted.	
2	Community Survey	Community Organizations	<p>A stakeholder survey was held online from February 1, 2019 to April 15, 2019 to obtain input from community organizations and stakeholders for input on the City's Consolidated Plan.</p> <p>The stakeholder survey link was: https://www.surveymonkey.com/r/P3Z32VV</p>	<p>Stakeholders selected these priority needs:</p> <ul style="list-style-type: none"> - Creation of affordable housing and/or homebuyer assistance - Public services (employment training, homeless, elderly, crime, etc.) - Owner/renter housing rehabilitation - Elimination of slum and blight 	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	30-Day Public Comment Period	Non-targeted/broad community	A 30-day public comment period for the public to review and comment on the Plan began on April 26, 2019 to May 31, 2019. The draft of the plan was available on the City's website and at the Neighborhood Services office located at City Hall, 145 W. Broad St., Spartanburg, SC 29306.	All comments were accepted.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community	A public hearing will be held on Thursday, May 9, 2019 at 6:00PM at the CC Woodson Community Center at 210 Bomar Ave, Spartanburg, SC 29306. The purpose of the hearing was to present information on the report and receive comments from the public regarding the draft.	All comments were accepted.	All comments were accepted.	
5	Public Hearing	Non-targeted/broad community	A public hearing will be held on Thursday, May 23, 2019 at 6:00PM at City Council Chambers located at City Hall, 145 W. Broad St., Spartanburg, SC 29306. The purpose of the hearing was to present information on the report and receive comments from the public regarding the draft.	All comments were accepted.	All comments were accepted.	
6	Public Hearing	Non-targeted/broad community City Council	There will be a City Council presentation of the Consolidated Plan to review and approve on Tuesday, May 28, 2019 at 5:30PM. This hearing will be held at City Council Chambers located at City Hall, 145 W. Broad St., Spartanburg, SC 29306.	All comments were accepted.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

A key goal of the Needs Assessment is to identify the nature and prevalence of housing problems experienced by the City's residents. The HUD-identified housing problems assessed are:

- Cost-burdened households
- Substandard housing
- Overcrowding

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis.

Understanding the magnitude and prevalence of these issues in the varying communities in the City is crucial in setting evidence-based priorities for entitlement programs.

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

Summary of Housing Needs

On the surface, determining the housing needs of a community is simply a matter of supply and demand. Determining the impact of different factors that influence supply and demand is, however, more difficult. One main factor is change in population. If population changes at a different rate than housing supply then the market will alter. The City of Spartanburg experienced a reduction in population of approximately 6% between 2000 and 2017 with the population shrinking from 39,673 to 37,384. The City saw a similar change in the number of households which shrank from 15,989 to 15,368, a decrease of 4% during the same time period.

Between 2000 and 2017, the median household income (MHI) increased 30% from \$28,735 to \$37,369, but that growth was not enough to reduce the rate of cost-burdened households. The percentage of homeowners who are cost-burdened increased from 22.3% to 37.8% in Spartanburg from 2000 to 2017. For renters the trends are similar. The number of cost burdened renters grew from 2,996 in 2000 to 3,814 in 2017, or from 37.5% of the total renter households to 48.2%

The data indicates that despite the rise in wages and the population reduction the housing market is still getting increasingly expensive for residents. Renters are particularly vulnerable because rental costs rarely decrease even when property values decrease. Since 2000, median home values have increased by 38%, or more quickly than median household income. This increasing gap creates a distinct pressure point within the regional housing market.

The table below highlights demographic changes in population, number of households, and income between 2000 and 2017.

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	39,673	37,384	-6%
Households	15,989	15,368	-4%
Median Income	\$28,735.00	\$37,369.00	30%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2000 Census, 2013-2017 ACS

Demographic Maps

This series of maps visually display the geographic distribution of demographic and economic trends in Spartanburg across a few key indicators.

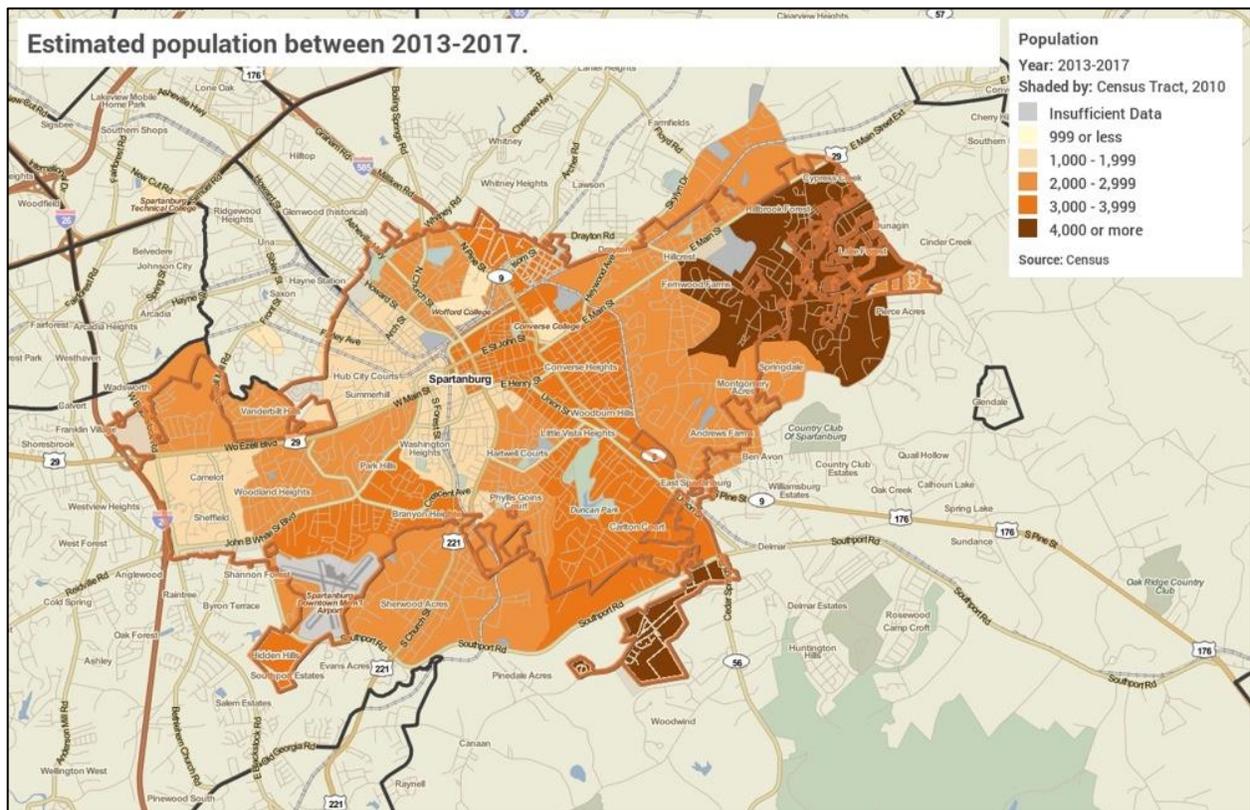
The first two population maps are from the 2013-2017 American Community Survey 5-Year Estimates (ACS), while the remaining maps are from HUD's CPD Mapping tool. Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2009-2013 ACS. Where possible, the actual data used in the

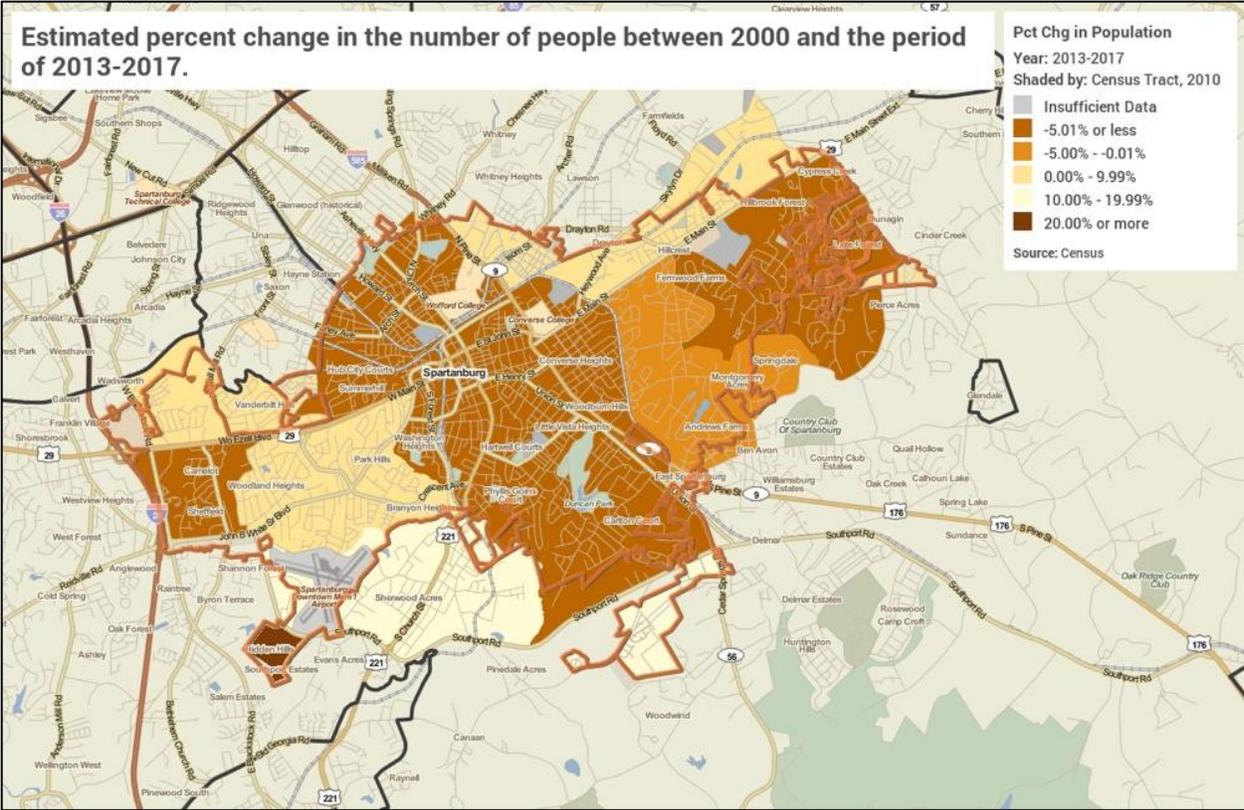
tables and text throughout the plan is from the more current 2013-2017 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations, not precise values.

Population

The following maps shows the population and change in population throughout the City. The first map is the distribution of the City population and the second map is the change in population since 2000. The tracts on the far east and south have the highest population and the city center tends to have fewer residents. Most census tracts in the City saw a reduction of population since 2000, many by over 5%.

Data Source: 2013-2017 ACS 5-Year Estimates

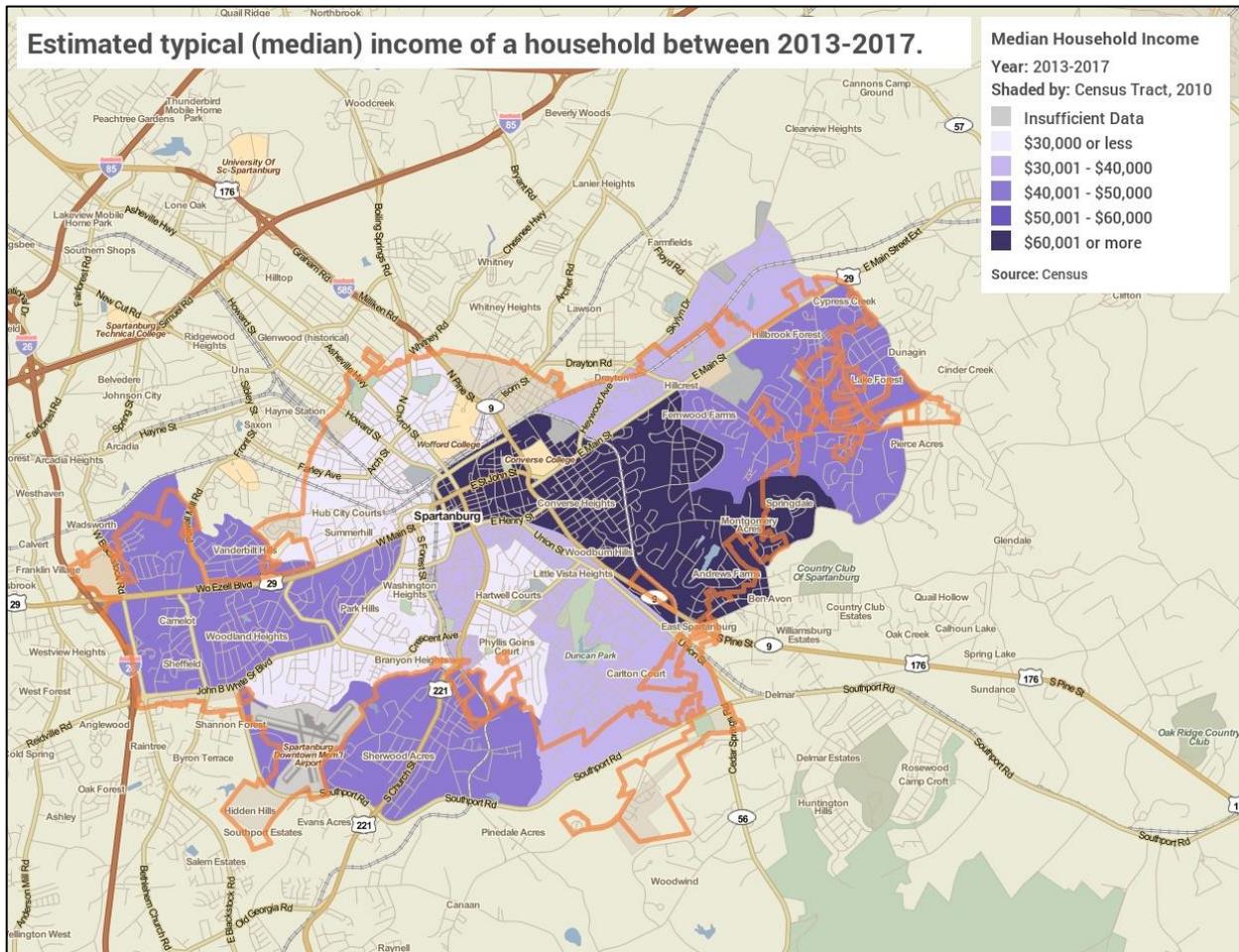




Median Household Income

The following map displays the Median Household Income (MHI) throughout the City. In 2017, the MHI was \$37,369. Areas shaded with the lightest purple have the lowest MHI, less than \$30,000. These areas are on the eastern side of the City and downtown. Several tracts that border these low-income areas have the highest MHI, over \$60,000.

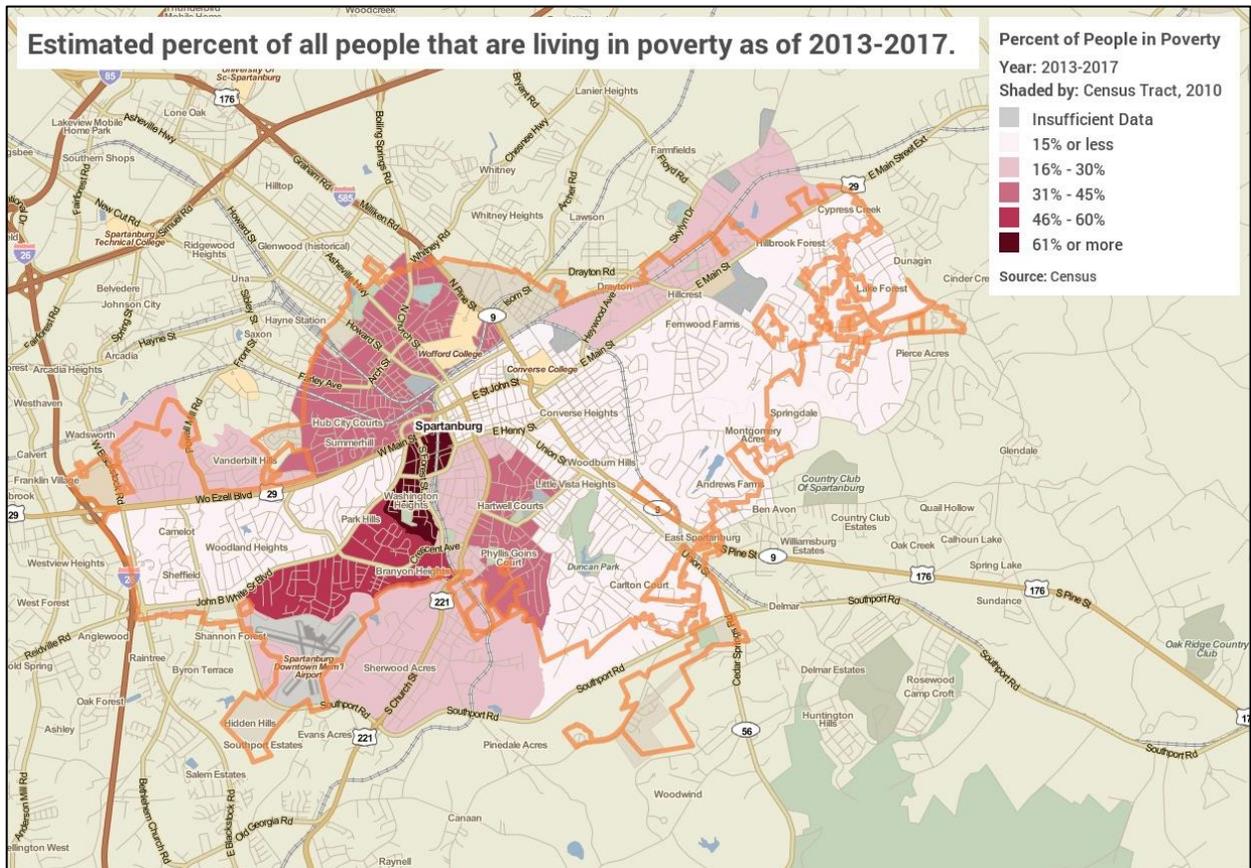
Data Source: 2013-2017 ACS 5-Year Estimates



Poverty Rate

The following map looks at the poverty rate in the City. The poverty rate is highest in the urban areas of the City, particularly on the west side. These areas have a poverty rate over 45% while tracts on the east side have low rates, 15% or less. Unsurprisingly, there is a strong correlation between areas with a high poverty rate and low median household income.

Data Source: 2013-2017 ACS 5-Year Estimates



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,805	2,225	2,695	1,665	5,980
Small Family Households	1,100	800	1,140	695	2,535
Large Family Households	170	160	170	90	250
Household contains at least one person 62-74 years of age	400	540	565	210	1,265
Household contains at least one person age 75 or older	310	390	425	194	835
Households with one or more children 6 years old or younger	794	404	560	255	505

Table 6 - Total Households Table

Alternate Data Source Name:
2011-2015 CHAS

Number of Households

According to the CHAS data, a total of 2,805 households in the City are 0-30% HAMFI, or extremely low-income.

HAMFI is the HUD Area Median Family Income. HAMFI categories are:

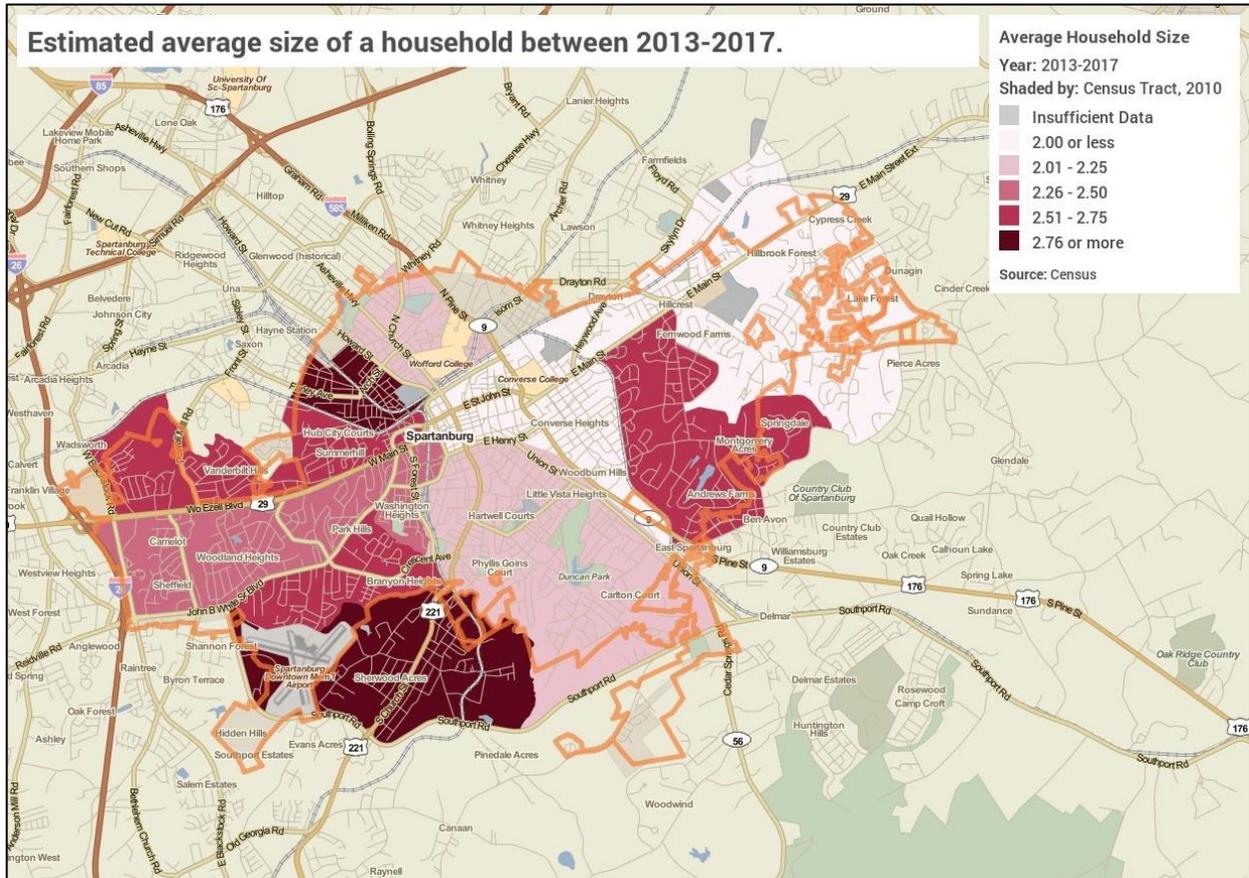
- 0-30% HAMFI = extremely low-income,
- >30-50% HAMFI = Very low-income,
- >50-80% HAMFI = Low-income,
- >80-100% HAMFI = Low & Moderate-income.

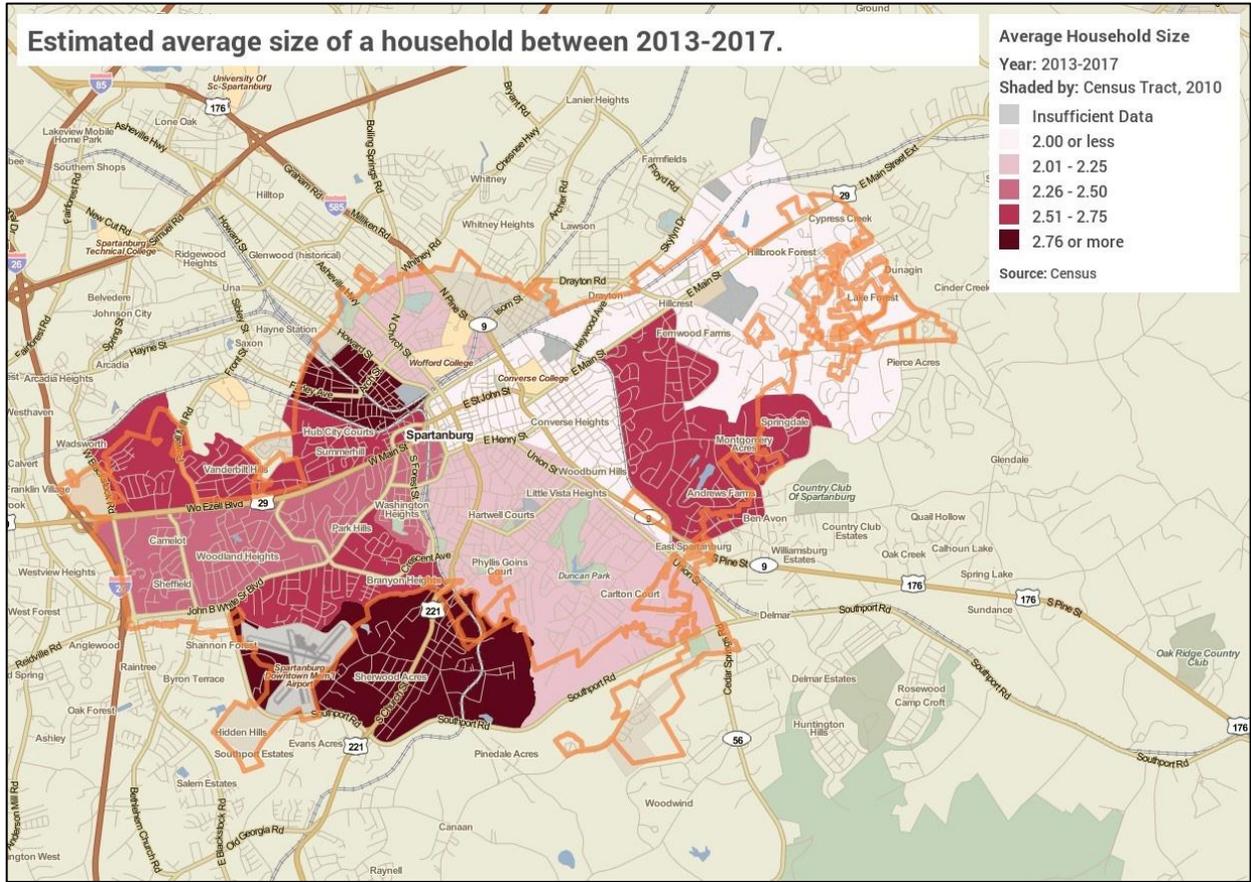
Small family households are more prevalent than large families (HUD defines a large family with 5 or more members). For households with one or more children 6 years old or younger, 794 households are extremely low-income. For elderly 62 years and older, 710 households were extremely low-income.

Household Density and Size

The following two maps show the distribution of households in the City. The first map looks at the total distribution of households and the second map displays the average household size, giving a view of where larger and smaller families tend to live throughout the City. There tend to be more households on the east side of town while downtown and in the west, there are fewer.

Data Source: 2012-2017 ACS 5-Year Estimates

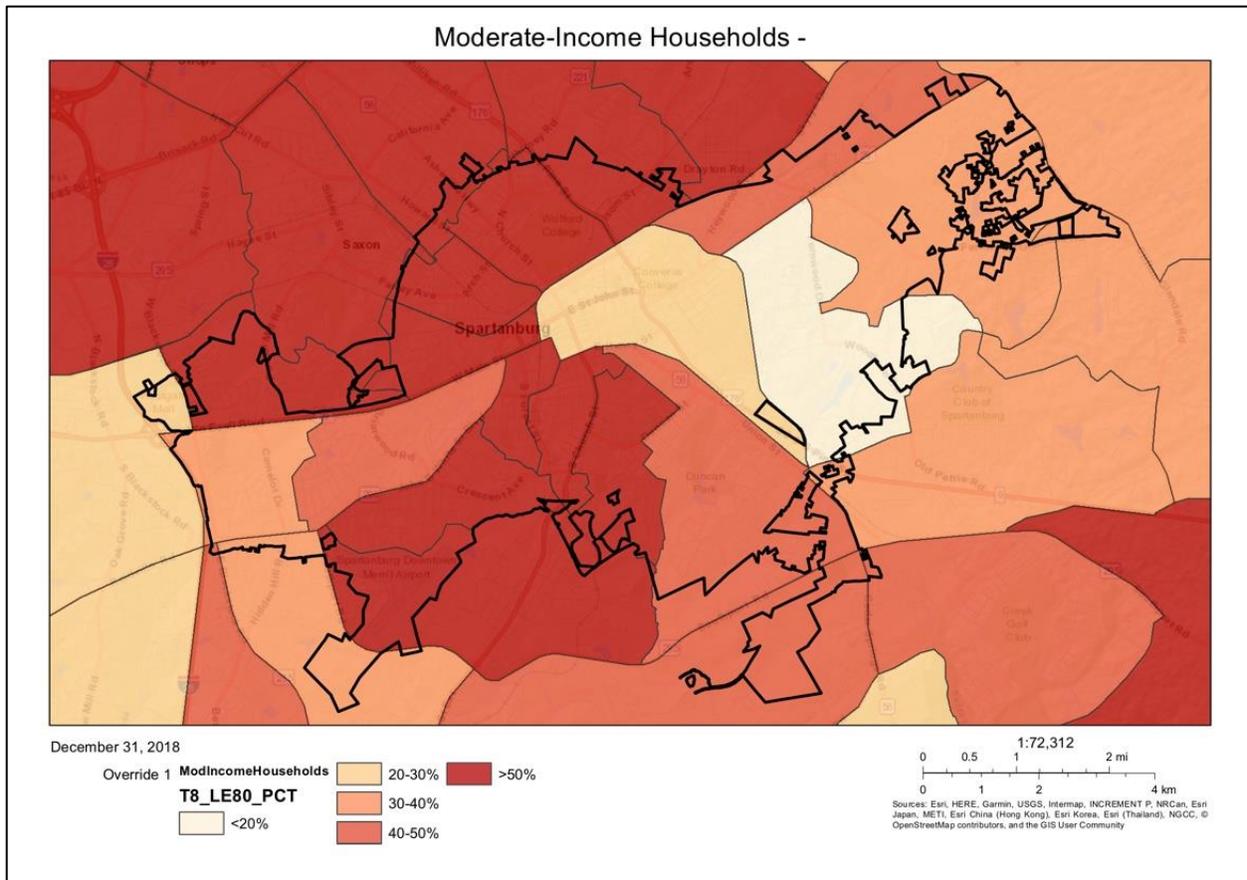




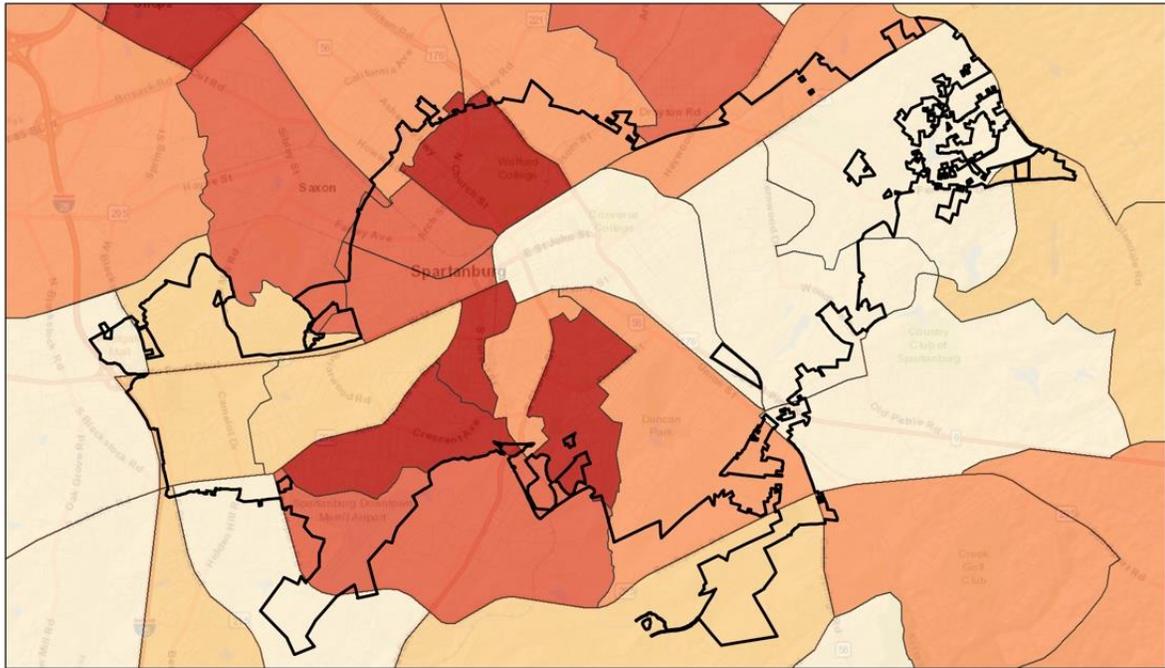
Low and Moderate Income Households

The following maps display the concentrations of Low- and Moderate-Income (LMI) households throughout the City. The first map displays the distribution of moderate-income households, the second map shows low-income households, and the final map shows the distribution of extremely low-income households. Lower income households were more prevalent in the western tracts of the City.

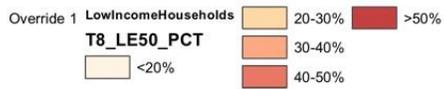
Data Source: 2009-2013 ACS 5-Year Estimates



Low-Income Households -

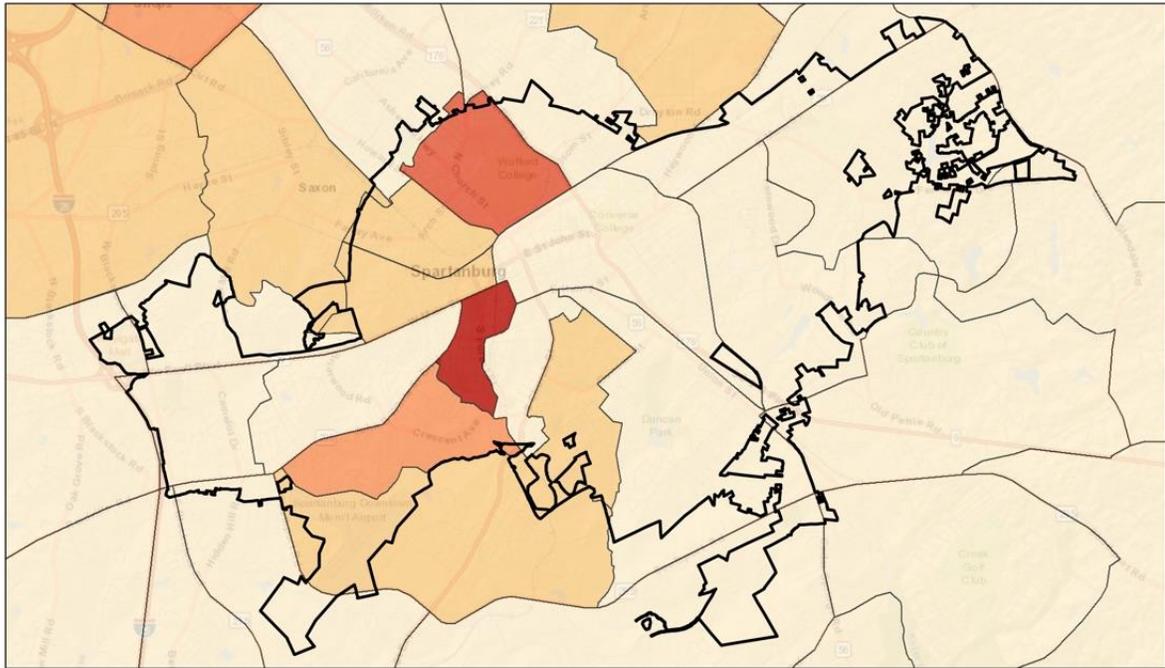


December 31, 2018

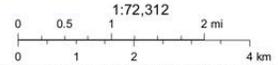


1:72,312
 0 0.5 1 2 4 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Extremely Low-Income Households -



December 31, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	40	40	110	0	0	10	10	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	4	35	15	74	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	40	50	65	190	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,065	510	30	0	1,605	280	165	110	15	570
Housing cost burden greater than 30% of income (and none of the above problems)	345	595	610	130	1,680	60	190	435	95	780
Zero/negative Income (and none of the above problems)	315	0	0	0	315	45	0	0	0	45

Table 7 – Housing Problems Table

Alternate Data Source Name:
2011-2015 CHAS

Housing Needs Summary

The table above gives a big picture overview of housing problems in the City of Spartanburg. Using CHAS data, it provides the number of households experiencing each category of housing problems broken down by income ranges (up to 100% AMI) and owner/renter status. For example, looking at the first data cell (top left) we see that 30 renter households in the City made 30% or below the Area Median Income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the most prevalent housing problem in the City. This is a common trend in many communities across the state and nation today. There were 1,680 renters and 780 homeowners spending 30% of their income on housing costs. Another 1,605 renters and 570 homeowners were spending more than 50% of their income on housing costs. The bigger picture is worse because these figures do not include households that earn more than 100% of the AMI - a distinction that will be further discussed in the cost burden section below. HUD defines cost-burden as paying more than 30% monthly income on housing costs. Severely cost-burden is paying more than 50% monthly income on housing costs.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,495	1,150	765	250	3,660	340	355	565	120	1,380
Having none of four housing problems	490	465	705	675	2,335	120	260	655	610	1,645
Household has negative income, but none of the other housing problems	315	0	0	0	315	45	0	0	0	45

Table 8 – Housing Problems 2

Alternate Data Source Name:
2011-2015 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken down by income and tenure. The broad trend in the data is simply that the lower the income in a household, the greater the presence of severe housing problems.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	785	525	305	1,615	60	55	260	375
Large Related	145	80	0	225	15	50	20	85
Elderly	260	130	85	475	130	145	80	355
Other	585	300	230	1,115	115	50	85	250
Total need by income	1,775	1,035	620	3,430	320	300	445	1,065

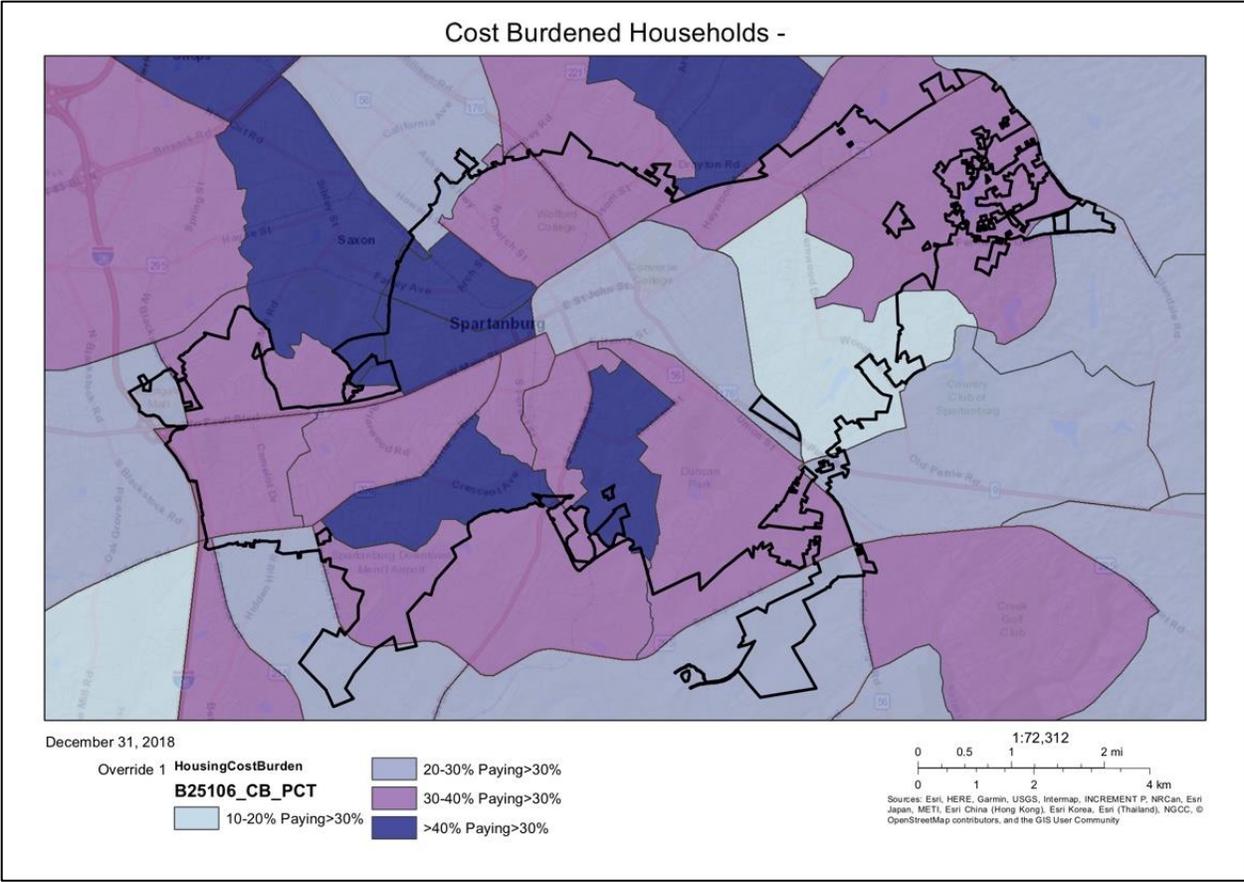
Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2011-2015 CHAS

Cost Burden

The table above displays CHAS data on cost burdened households in Spartanburg in the 0% to 80% AMI cohorts. HUD defines cost-burden as paying more than 30% monthly income on housing costs. The map below displays the distribution of cost burdened households. The western show higher cost burden than the eastern part of the City.

Data Source: 2009-2013 ACS 5-Year Estimates



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	505	230	0	735	45	15	45	105
Large Related	75	15	0	90	15	35	0	50
Elderly	145	85	25	255	95	25	10	130
Other	385	90	10	485	80	50	30	160
Total need by income	1,110	420	35	1,565	235	125	85	445

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2011-2015 CHAS

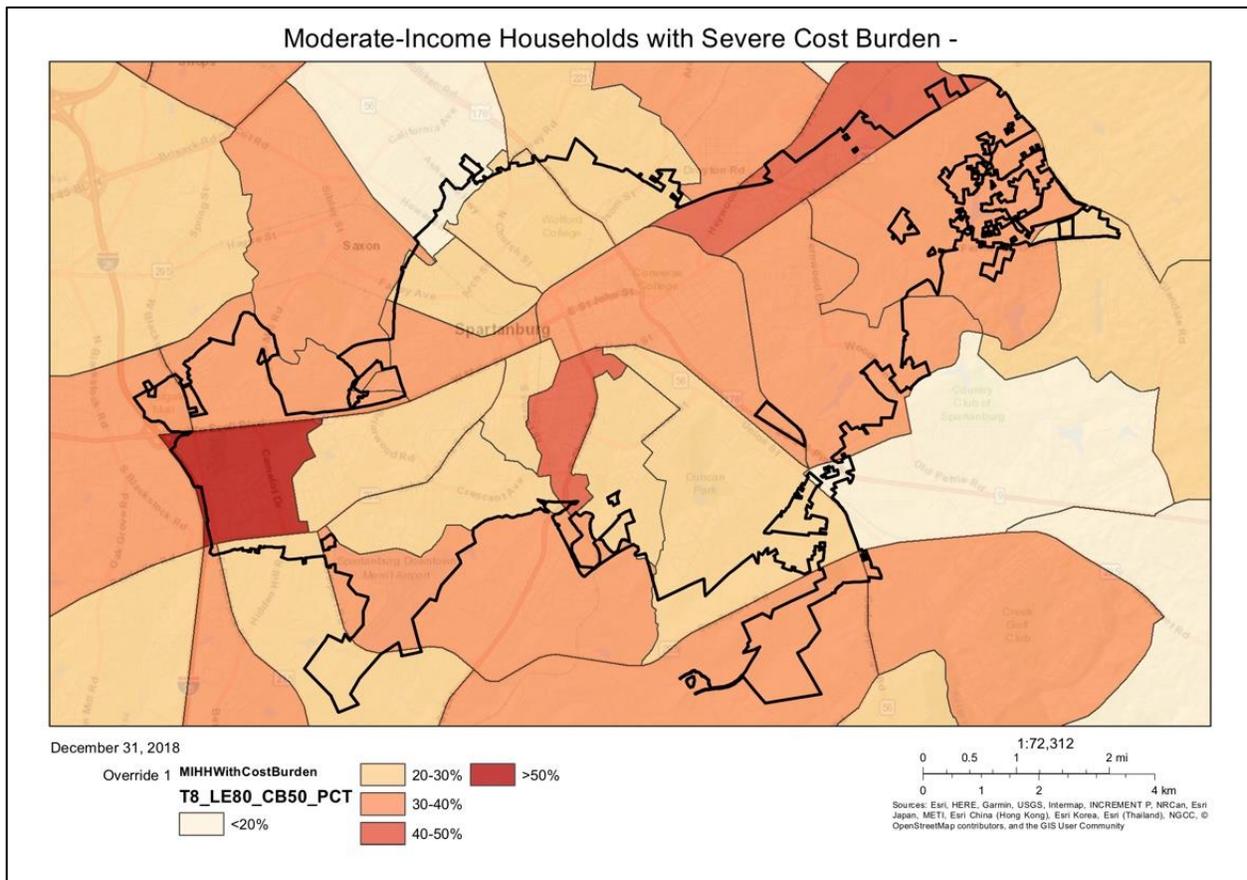
Severely Cost Burdened Households

The data above highlights the problem of severe cost burden in Spartanburg, which is defined as paying more than 50% of household income on housing costs.

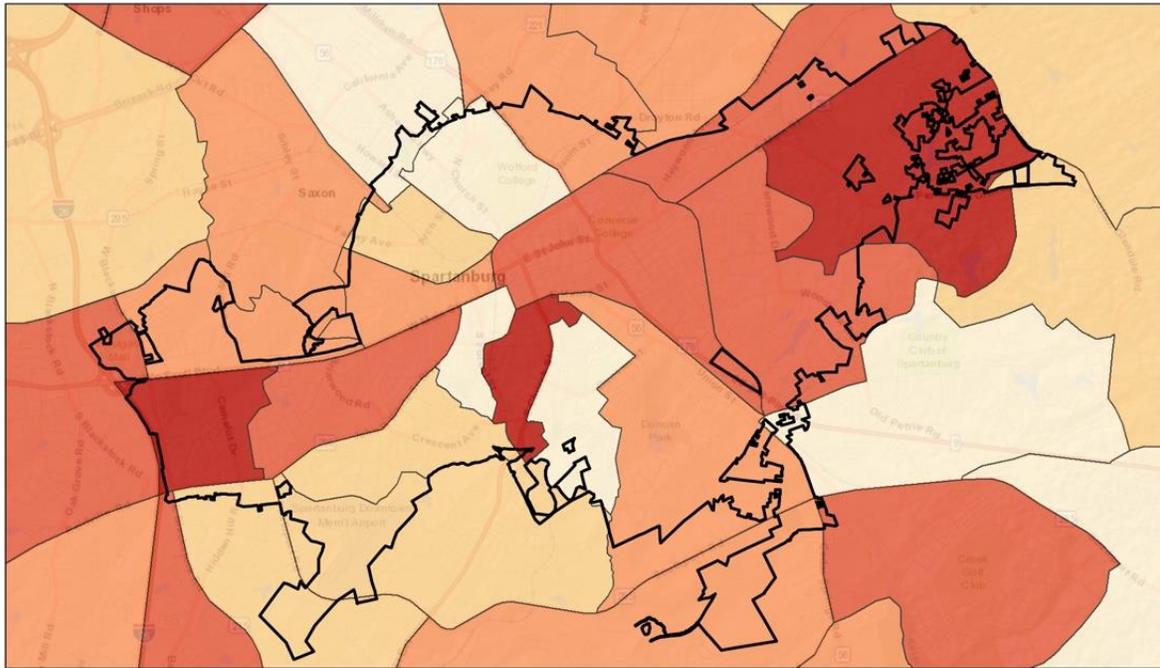
Severely Cost Burdened LMI Households

The following maps display the percentages of moderate-, low-, and extremely low-income households that are severely cost burdened in Spartanburg. For moderate-income and low-income households, the distribution of severely cost burdened households is similar throughout the city with a few areas slightly higher. Extremely low-income households experiencing severe cost burden are very common throughout the City but a few tracts have a relatively low rate.

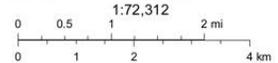
Data Source: 2009-2013 ACS 5-Year Estimates



Low-Income Households with Severe Cost Burden -

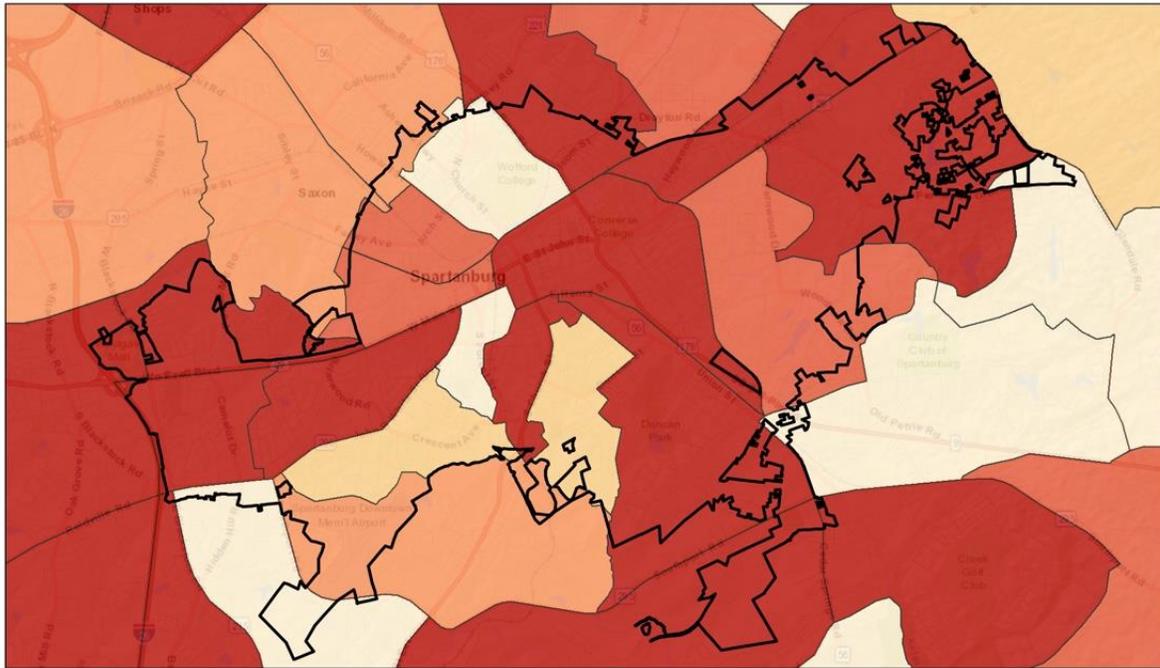


December 31, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Extremely Low-Income Households with Severe Cost Burden -



December 31, 2018

Override 1 ELIHHWithCostBurden
T8_LE30_CB50_PCT
 <30%
 30-40%
 40-50%
 50-60%
 >60%

1:72,312

0 0.5 1 2 mi
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	15	40	15	75	145	0	0	0	0	0
Multiple, unrelated family households	20	4	45	10	79	0	0	10	0	10
Other, non-family households	20	0	25	0	45	0	0	0	0	0
Total need by income	55	44	85	85	269	0	0	10	0	10

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
 2011-2015 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition is almost non-existent in homeowner occupied housing in Spartanburg, and is experienced primarily by renter households, but it is rare even among renters.

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

According to the 2013-2017 American Community Survey 5-Year Estimates, 37.9% of occupied housing units in the region (5,817 households) are single-person households. Renters are more likely than homeowners to be in a single person household, over 40% of renters are in a single-person household and approximately 34% of homeowners are. Over half of all single-person households have individuals who are unemployed. There are 3,051 people in single-person households without a job. There are 2,261 single-person households made up of residents over the age of 65. These individuals, in particular, may be in need of housing assistance in order to avoid homelessness.

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

Disability

In the City of Spartanburg, there are 6,487 people with a disability, making up 17.5% of the population. Women are slightly more likely to have a disability than men, 17.9% and 17.1%, respectively. Approximately 16.4% of White residents and 18.9% of Black residents have a disability. Residents with a disability earn significantly less than those without one. The median earnings for a person with a disability in Spartanburg is \$15,875 compared to \$24,414 for those without one.

Victims of Crime

The South Carolina Law Enforcement Division (SLED) and the South Carolina Statistical Analysis Center compile crime statistics in a collaborative effort, *Crime in South Carolina*, which is a report on the trends and number of crimes committed in the state by county level. While the number of victims are not reported, the number of crimes are. The report does not specifically track domestic violence, dating violence, or stalking, but other violent crimes are. The most recent year available for this report is 2017.

During 2017, Spartanburg County had 1,632 instances of violent crime reported and the clearance rate for the county is 53.3%. Of those, 114 were cases of sexual battery. In the state, the most likely relationship of a victim and offender of sexual battery is an acquaintance (45.9%) or family member (23.9%). The most common age for victims of sexual battery is 10-17 years old (33.1%), under 10 years old (17.9%), and 18-24 years old (17.7%). In Spartanburg County 61.4% of the sexual battery cases were cleared. There were five arrests in the county for sexual batter.

Aggravated assault is one of the most common violent crimes reported with 1,278 cases in Spartanburg County in 2017. Acquaintances and Intimate partners were the most common relationship between victim and offender with 34.5% and 23.2%, respectively. Firearms were used in 44.1% of assaults, the most common weapon, and hands or feet were the second most common at 21.4%. There were 206 arrests in Spartanburg County for aggravated assault.

It is often difficult to quantify cases of domestic violence, dating violence, sexual assault and stalking, as many victims do not report these crimes, but law enforcement in the area take this very seriously. Considering how low the reporting rate is for domestic violence and other intimate crimes it is possible there are thousands of residents in Spartanburg that may at some time need housing support to escape a dangerous living situation.

What are the most common housing problems?

Like many communities across the nation, affordability is the largest housing problem in the region. Nearly 50% of renters are cost burdened and 37.8% of homeowners are cost burdened. In total, more than 5,000 households are financially overstretched due to housing. This represents a significant portion of the population.

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

The 2015 CHAS data, while yielding different totals than the recent data from the Census Bureau, provide a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range (30% AMI and below) is statistically more likely to have at least one problem than other income ranges, and extremely low-income renters more so than owners. When those facts intersect, we see that low and extremely low-income renters are more affected by housing problems than other groups. For example, extremely low-income renter households show a greater existence of severe housing cost burden than all other groups.

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

As indicated in 2015 CHAS data in Housing Needs Summary Tables, the lack of affordable housing is by far the greatest housing problem for extremely low-income households and families with children in the region. For extremely low-income households, there are 1,100 renter households with severe housing cost burden greater than 50% and 235 homeowner households have severe housing cost burden greater than 50%. That means there are approximately 1,335 households in the City that are both extremely low income and have severe housing cost burden, which places them at imminent risk of becoming homeless.

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

The City of Spartanburg does not maintain estimates of at-risk populations.

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

Persons identified to be at increased risk include persons who are extremely low income, persons with disabilities, persons fleeing domestic violence, homeless persons being discharged from crisis units, hospitals and jails, unaccompanied youth and youth aging out of foster care.

As indicated in this section, the lack of affordable housing is by far the greatest housing problem for extremely low-income households. Households in the region that are both extremely low income and have severe housing cost burden are at imminent risk of becoming homeless.

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

Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,835	610	360
White	455	90	60
Black / African American	1,310	500	245
Asian	20	0	10
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	29	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,505	725	0
White	430	250	0
Black / African American	980	435	0
Asian	50	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	45	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,330	1,360	0
White	530	705	0
Black / African American	750	630	0
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	30	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	1,285	0
White	180	630	0
Black / African American	135	515	0
Asian	20	14	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	30	100	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four housing problems are:

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

Discussion

By HUD’s definition of a disparity of 10% or higher, several different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems.

0-30% AMI

Jurisdiction wide, 65.4% of the households have a housing problem. Two groups have a disproportionately high rate of housing problems, 100% of American Indian or Alaska Native households and 100% of Hispanic have a housing problem for this income group. However, these populations are small, 10 and 29 households, respectively.

30-50% AMI

Out of the total residents in this income group 67.5% have a housing problem. One group has a disproportionately high rate, 100% of Asian households, but again this is a relatively small population, 50 households.

50-80% AMI

Throughout the City of Spartanburg there were 49.4% of the population in this income group that had a housing problem. One group has a disproportionately high rate. Again, 100% of Asian households have one or more housing problems but the population is small (25 households).

80-100%

Residents in this income group are significantly less likely to have a housing problem than other groups, only 22.4% have a problem. Asian households are disproportionately likely to have a housing problem in this group at 58.8%.

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

Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,430	1,015	360
White	405	140	60
Black / African American	965	850	245
Asian	20	0	10
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	24	4	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	720	1,510	0
White	185	495	0
Black / African American	490	920	0
Asian	10	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	50	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	285	2,410	0
White	130	1,105	0
Black / African American	145	1,235	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	30	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	145	1,515	0
White	80	735	0
Black / African American	50	600	0
Asian	20	14	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	130	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2011-2015 CHAS

*The four severe housing problems are:

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

Discussion

By HUD’s definition of a disparity of 10% or higher, several different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems.

0-30% AMI

Jurisdiction wide, 51% of the households have a severe housing problem. Four groups have a disproportionately high rate of severe housing problems, 66.9% of White households, 66.7% of Asian households, 100% of American Indian or Alaska Native households and 85.7% of Hispanic have a housing problem for this income group.

30-50% AMI

Out of the total residents in this income group 32.3% have a severe housing problem. There are no ethnic or racial groups that are disproportionately facing severe housing problems in this group.

50-80% AMI

Throughout the City of Spartanburg there were 10.6% of the population in this income group that had a severe housing problem. One group has a disproportionately high rate, 25% of Hispanic households.

80-100%

Residents in this income group are significantly less likely to have a severe housing problem than other groups, only 8.7% have a problem. Asian households are disproportionately likely to have a housing problem in this group at 58.8%.

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

Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A household is considered to be cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50% of monthly income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,744	2,895	2,375	365
White	5,575	1,120	770	60
Black / African American	3,640	1,645	1,480	245
Asian	120	60	30	10
American Indian, Alaska Native	14	0	10	0
Pacific Islander	0	0	0	0
Hispanic	335	45	40	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2011-2015 CHAS

Discussion:

In the City as a whole, 34.2% of the population was cost burdened. One group, Black or African-American households, are disproportionately more likely to be cost burdened at 44.6%. The rate of moderately cost burdened in the City is 18.8% and there are no ethnic or racial groups that disproportionately pay between 30% and 50% of their income towards housing costs. For severely cost burdened households there is one group, American Indian and Alaska Native households, that are disproportionately affected at 41.7% compared to 15.4% for the jurisdiction.

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

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

Housing Problems

0-30% AMI

Jurisdiction wide, 65.4% of the households have a housing problem. Two groups have a disproportionately high rate of housing problems, 100% of American Indian or Alaska Native households and 100% of Hispanic have a housing problem for this income group. However, these populations are small, 10 and 29 households, respectively.

30-50% AMI

Out of the total residents in this income group 67.5% have a housing problem. One group has a disproportionately high rate, 100% of Asian households, but again this is a relatively small population, 50 households.

50-80% AMI

Throughout the City of Spartanburg there were 49.4% of the population in this income group that had a housing problem. One group has a disproportionately high rate. Again, 100% of Asian households have one or more housing problems but the population is small (25 households).

80-100% AMI

Residents in this income group are significantly less likely to have a housing problem than other groups, only 22.4% have a problem. Asian households are disproportionately likely to have a housing problem in this group at 58.8%.

Severe Housing Problems

0-30% AMI

Jurisdiction wide, 51% of the households have a severe housing problem. Four groups have a disproportionately high rate of severe housing problems, 66.9% of White households, 66.7% of Asian households, 100% of American Indian or Alaska Native households and 85.7% of Hispanic have a housing problem for this income group.

30-50% AMI

Out of the total residents in this income group 32.3% have a severe housing problem. There are no ethnic or racial groups that are disproportionately facing severe housing problems in this group.

50-80% AMI

Throughout the City of Spartanburg there were 10.6% of the population in this income group that had a severe housing problem. One group has a disproportionately high rate, 25% of Hispanic households.

80-100% AMI

Residents in this income group are significantly less likely to have a severe housing problem than other groups, only 8.7% have a problem. Asian households are disproportionately likely to have a housing problem in this group at 58.8%.

Cost Burden

Black or African-American households face a 44.6% chance of being cost burdened. Comparatively, the jurisdiction as a whole is 34.2% chance of being cost-burdened. In the category of those spending more than 50% of their income on housing, the American Indian, Alaska Native group faces the greatest need. The severely cost-burdened category represents 15.4% as a whole, but the American Indian, Alaska Native group's percentage of the category is 41.7%.

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

There are no unidentified needs.

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

The City of Spartanburg has a noticeable divide based on race. Black residents are disproportionately represented in on the west side of the town. The census tract line along Union and Henry Street seems to serve as a racial dividing line. Black residents make up 70% or more of the population in some of these tracts. See Map: Black Population in MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

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

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

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

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	290	1,085	1,659	194	1,420	0	0	0

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	5,244	8,307	11,341	9,874	11,348	0	0
Average length of stay	0	2	4	4	1	4	0	0
Average Household size	0	1	2	2	2	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	15	176	304	27	271	0	0
# of Disabled Families	0	55	272	431	28	396	0	0
# of Families requesting accessibility features	0	290	1,085	1,659	194	1,420	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Housing Programs	Units	Vouchers
Public Housing	637	0
Housing Choice Voucher (HCV) Program	0	1952
Mod Rehab	0	226
Affordable/Moderate Income	424	338
Total	1061	2516

Table 1 - Housing Programs

Waiting List by Program	
Asset Management	3528
HCV	3000
Mod Rehab	3
Project Based and RAD	11163
Total	17694

Table 2 - Waiting List by Program

Property	0/1Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	TOTAL
Camp Croft	468	366	366	N/A	N/A	1200
Archibald Village	403	N/A	N/A	N/A	N/A	N/A
Archibald Rutledge	88	N/A	N/A	N/A	N/A	88
Scattered Sites	N/A	N/A	N/A	N/A	N/A	N/A
Prince Hall	N/A	86	442	N/A	N/A	528
Victoria Gardens	470	346	225	157	76	1274
Cambridge Place/Brawley	N/A	N/A	70	N/A	N/A	70
TOTAL	1429	798	1103	157	76	(x)

Table 3 - Properties

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

SHA complies with the Americans with Disabilities Act (ADA) requirements by having 5% of its housing stock meet the accessibility requirements. In addition, the SHA offers a preference for disabled households on both the public housing and HCV waiting lists. Reasonable accommodations are available upon requests to applicants, residents, and participants. Specific needs are not identified until the applicant is selected from the waiting list. There continues to be a high demand for accessible units.

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

The Spartanburg Housing Authority (SHA) strives to assist in addressing the needs of low-income, very low-income and extremely low-income families in the City of Spartanburg and Spartanburg County. SHA does this through its Asset Management Program, Housing Choice Voucher (HCV) Program, Mod Rehab Program, and other Affordable / Moderate Income Programs and HUD’s Rental Assistance Demonstration (RAD) program.

There continues to be a need for affordable housing programs provided by the PHA as evidenced by occupancy rates in assisted housing as well as by response to wait list openings for Public Housing, HCV and Affordable Housing within the jurisdiction.

SHA serves over 3,577 families under its various housing programs (See Table 1 – Housing Programs)

Families served are within the maximum income limit of the 80% median family income for Spartanburg County. Rent payments are based on adjusted annual income. There are currently waiting lists for admission. (See Table 2 – Waiting List by Program)

The 2018 Median Income for the Spartanburg, SC MSA is \$61,200. Income Limits are based on the family size or number of persons in the family. Forty-one percent of SHA households consist of one member only. Thirty percent of area median income limit (AMI) in the Spartanburg, SC, MSA (Metropolitan Statistical Area) for a family with three is \$42,300. Ninety three percent of families in the Asset Management programs fall below this limit. The Housing Choice Voucher (HCV) participants are at 82% AMI. The Mod Rehab program participants are at 99% of AMI other Affordable Housing Programs in Spartanburg are at 85.3% AMI.

In 2017, SHA opened the HCV waiting list to families who met the definition of the working preference only. Families were placed on the list utilizing a lottery drawing system. The HCV waiting list opened again in August 2018. There is currently a shortage of landlords within Spartanburg County which is an immediate need for HCV voucher holders to find housing.

Households of various races and ethnic groups of families on our waiting lists for Asset Management account as 28.86% White, 64.34% Black, .49% Asian, and 6.3% Hispanic. Housing Choice Voucher (HCV) Program waiting lists total as 18.1%White, 68.6% Black, .9% Asian, 8.2% Hispanic and other 4.2%. Finally,

for our other Affordable Housing Programs, those families on the waiting lists amount to 13.5% White, 73% Black, 1.2% Asian, and 12.3% Hispanic.

The SHA recognizes that the public housing waiting list needs exceed the number of existing units with an even greater need for one-bedroom units. (See Table 3 - Properties) As of October 2018, the SHA has the current number of families on each site's waiting list.

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

In light of the income of a large portion of the residents and candidates there is a high need for affordable housing in the jurisdiction. It is particularly important that housing units have easy access to supermarkets and medical facilities. Persons on a fixed income and low-income families have fewer choices. There is also a lack of affordable and reliable transportation that can limit family's options. The population at large has the same housing needs as residents in public housing, but the degree in which they face problems is less.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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

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

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	225	44	1,704	0	0	0
Persons in Households with Only Children	3	1	26	0	0	0
Persons in Households with Only Adults	621	291	2,395	0	0	0
Chronically Homeless Individuals	95	86	566	0	0	0
Chronically Homeless Families	1	0	19	0	0	0
Veterans	57	22	209	0	0	0
Unaccompanied Child	44	12	237	0	0	0
Persons with HIV	8	11	63	0	0	0

Table 25 - Homeless Needs Assessment

Indicate if the homeless population is: Has No Rural Homeless

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

Rural Homeless

According to the most recent data available, annually an estimated 1,272 persons experience homelessness for the first time, 787 exit homelessness, and the average amount of time spent in a sheltered facility is 152 days. (Source: HMIS)

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	402	194
Black or African American	409	115
Asian	2	1
American Indian or Alaska Native	5	14
Pacific Islander	3	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	31	14
Not Hispanic	818	322

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

There are currently 44 persons in families with children experiencing homelessness that are unsheltered and 225 that are sheltered in the region. There are also currently 57 sheltered and 22 unsheltered veterans.

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

For the unsheltered population, White residents are the most common and account for 59.7% (194 persons) of the population. Only 4.2% of the unsheltered population identifies as Hispanic.

Sheltered residents have a different racial background. Black residents are the most common with a plurality, 49.8% (409 persons). Similar to the unsheltered population, a relatively small amount of sheltered homeless identify as Hispanic, 3.7%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Most persons facing homelessness in the region are sheltered. There are a total of 849 sheltered and 336 unsheltered persons facing homelessness. Households with Children make up 27% of sheltered families and 13% of unsheltered families.

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

Introduction:

There are four primary groups with non-homeless special needs in the City of Spartanburg. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the county is accommodating or should accommodate these needs.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are approximately 8,240 residents over the age of 60 in the City, making up 22 percent of the population. Approximately 3,058 residents over the age of 60 have a disability, or 38.1 percent, and approximately 1,059 (13.2%) are below the poverty level. Elderly residents are much more likely to live in owner-occupied residences than renter occupied residences, 65.1% and 34.9%, respectively. However, many elderly residents are cost-burdened. Over 45 percent of renters and 18 percent of home owners pay over 30% of their income to housing costs.

Source: American Community Survey 5-Year Estimates 2013-2017, S010

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help. Only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics. The South Carolina Department of Alcohol and Other Drug Abuse Services (DAODAS) does attempt to keep track of addiction within communities by tracking patient demographics.

Out of 46 counties, Spartanburg County ranks 21st in Alcohol Use, 21st in Tobacco Use, and 31st in Opioid Use. Alcohol use is, by far, the most commonly abused substance. Nearly 13% of the adult population binge drink, 5.1% have use classified as heavy, and 36% of all traffic fatalities involve alcohol.

Spartanburg County, like many counties across the nation, are facing an opioid epidemic. In 2016, there were 36 opioid related deaths in Spartanburg County. The majority of these (33) involved prescription opioids. EMS in Spartanburg administered Narcan 454 times, saving lives.

The treatment services in Spartanburg County are ranked 32 out of 46. Overall, Spartanburg County is better than average in tobacco treatment, average for cocaine treatments, and below average for alcohol, marijuana, opiates, and amphetamine treatment. There is a significant need in the County for improved services, which includes housing options that encourage sobriety and healthy living., and 53% in Williamsburg County. (All percentages reflect primary and secondary use problems)

Disability: There are 6,487 people in the City of Spartanburg who have a disability, which is 17.5% of the population. Nearly 52% of the disabled population is Black, non-Hispanic and 46% are White, non-Hispanic. Unsurprisingly, disability is correlated with age and older residents are more likely to have one or more disabilities. Ambulatory difficulty is the most common disability and Independent living difficulty is the second most common disability. Twenty-seven percent of disabled adults are employed.

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

Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly resident's homes may need modifications to assist with any disabilities that may develop as a result of aging.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized. Currently, Horry County has established the Heroin Coalition in order to address the opioid crisis facing their community.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

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

Spartanburg County, like communities worldwide, is impacted by the HIV/AIDS epidemic. Of the 46 counties in the state, Spartanburg ranks 12th in HIV/AIDS case rates (SCDHEC surveillance reports).

2016 data provided by the South Carolina Department of Health and Environmental Control (SCDHEC) shows that Spartanburg County reported 811 HIV and AIDS cases. Prevalence counts consist of cumulative cases still living at the end of 2010.

Of the 811 reported, 573 were male and 238 were female. Race is a major factor in HIV/AIDS rates, Black or African American residents made up the majority of HIV/AIDS cases (498, or 61.4%). The largest age demographic was 50-59 years old, 270 people (33.3%).

There are multiple risk groups that are reported through SCDHEC. These groups, with accompanying cases reported are:

- Male Sex w/Male – 200
- Injection Drug Use – 43
- MSM and Injection Drug Use – 17
- Heterosexual – 99
- Other/Undetermined – 73

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

Describe the jurisdiction’s need for Public Facilities:

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

How were these needs determined?

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

Describe the jurisdiction’s need for Public Improvements:

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

How were these needs determined?

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

Describe the jurisdiction’s need for Public Services:

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This Housing Market Analysis looks at the housing market and supply in the region by analyzing trends in structure, age, price, and tenure. This section also looks at the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources. The analysis in this section is supplemented by GIS maps to provide geographical visualization of the data.

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

Introduction

This section examines the composition of the City’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,829	60%
1-unit, attached structure	412	2%
2-4 units	2,377	13%
5-19 units	2,962	16%
20 or more units	1,261	7%
Mobile Home, boat, RV, van, etc.	129	1%
Total	17,970	100%

Table 26 – Residential Properties by Unit Number

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Residential Properties by Number of Units

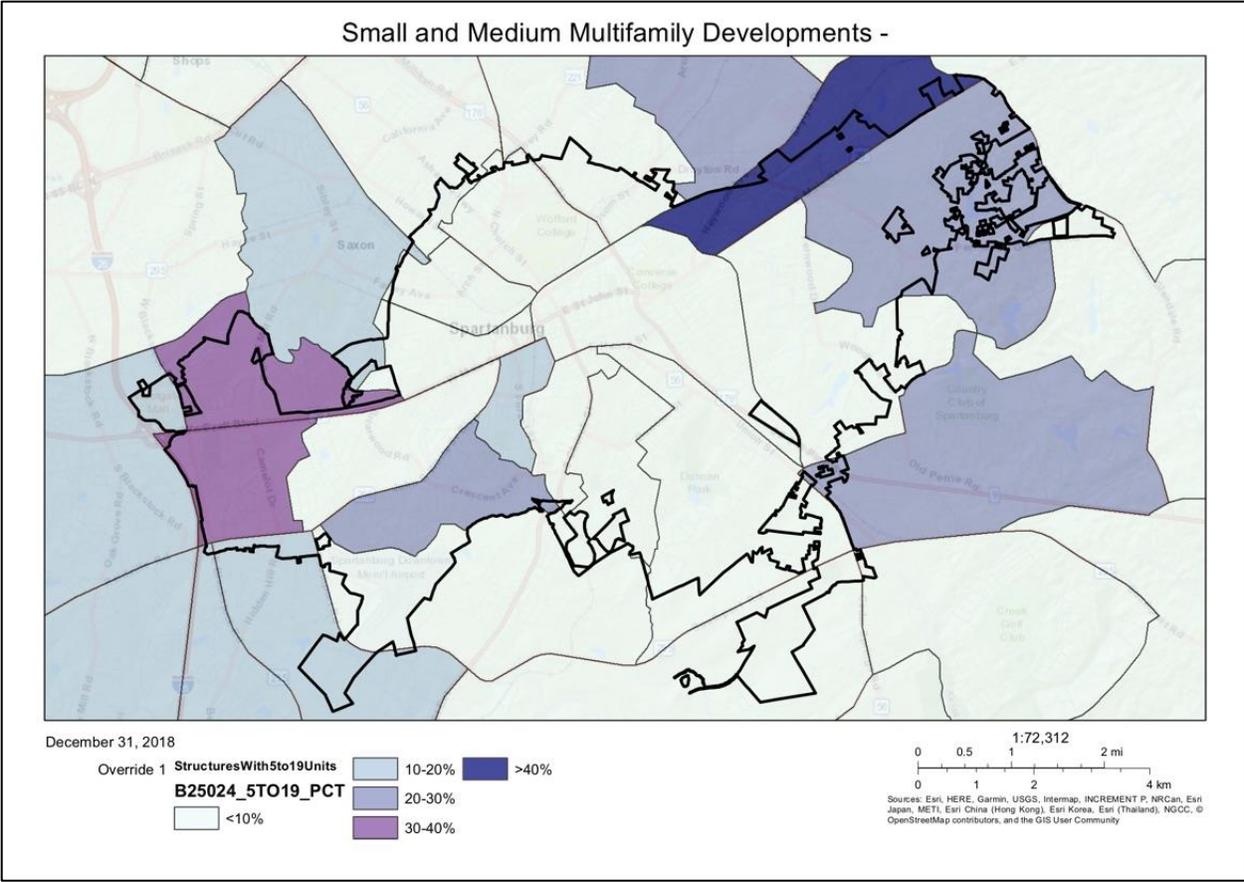
The table above breaks down the City’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 60% of all housing units. Multi-family developments (5 or more units) account for 23% of all housing units in Spartanburg. There are also approximately 129 units, or 1%, that are mobile homes, boats, RVs, vans, or something similar.

Source: 2013-2017 American Community Survey 5-Year Estimates

Multifamily Development Distribution

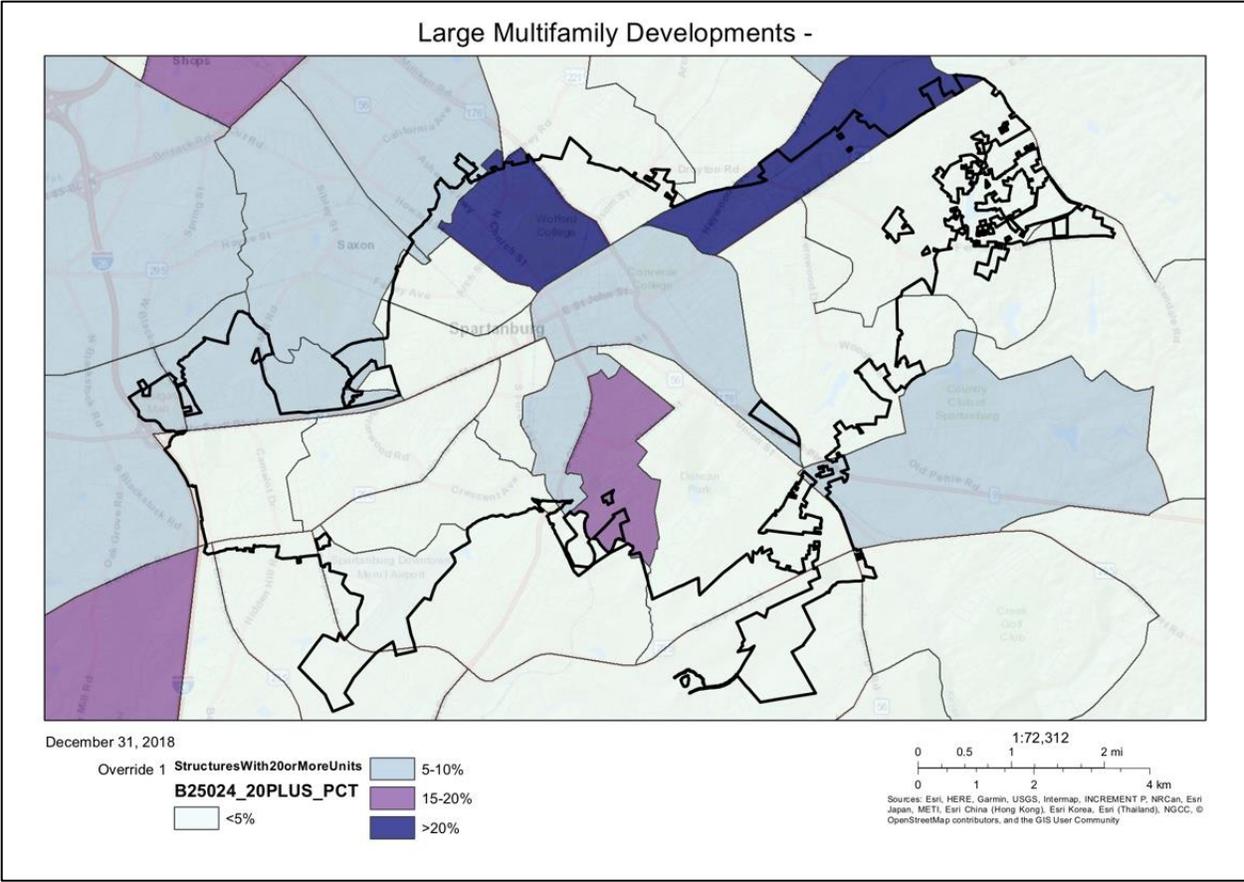
The two maps below highlight multifamily housing distribution in Spartanburg. The first map shows the concentration of small- to medium-sized multifamily developments (5-19 units). The second map details the prevalence of larger multifamily developments (20+ units). Purple and darker blue shading indicate census tracts with higher concentrations of these larger developments, while lighter blue and green shades show areas of lower concentration of multifamily housing developments.

Data Source: 2009-2013 ACS 5-Year Estimates



Small and Medium Multifamily Developments

The largest concentrations of Small and Medium Multifamily Developments is in Census Tracts to the east and west of the City. Tracts in the center of the city have less than 10% of the housing available as small and medium multifamily developments.



Large Multifamily Developments

Large multifamily developments are more common along the north, south central, and north eastern tracts. These developments make up less than 5% of the available units in most tracts, however.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	16	0%	423	5%
1 bedroom	86	1%	1,831	22%
2 bedrooms	1,224	17%	3,630	44%
3 or more bedrooms	5,728	81%	2,430	29%
Total	7,054	99%	8,314	100%

Table 27 – Unit Size by Tenure

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

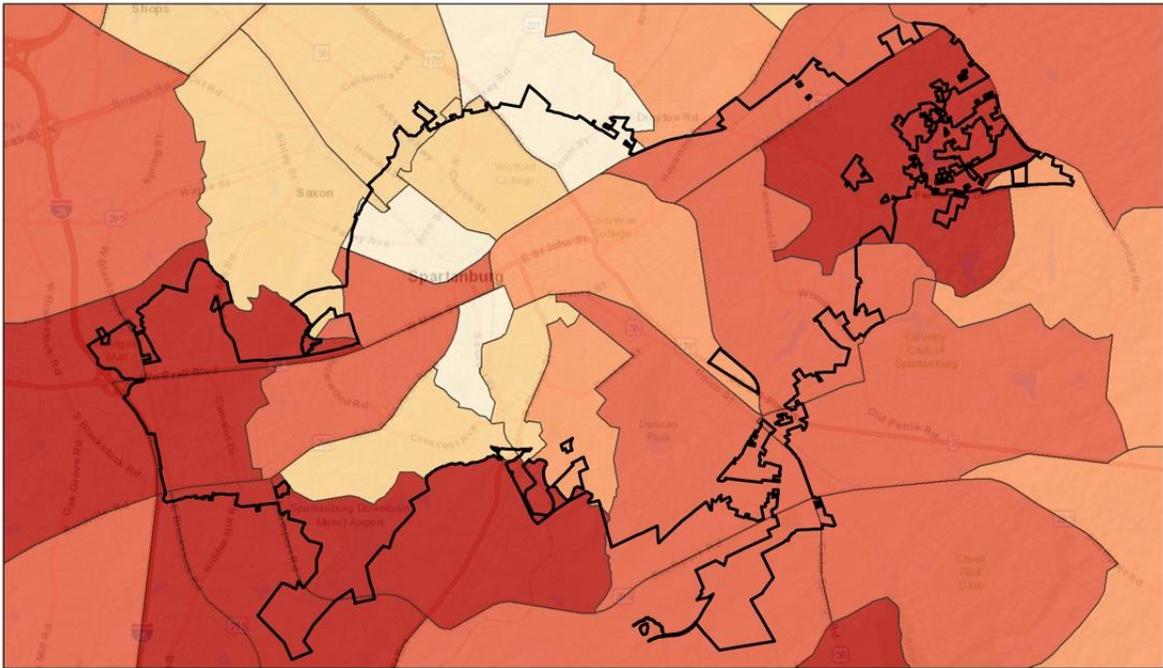
Unit Size by Tenure

In the City of Spartanburg there is a noticeable difference between unit sizes for homeowners and renters. For owner occupied units the overwhelming majority have 3 or more bedrooms (81%). Only 29% of renter-occupied units are of this large size. Only 1% of owner units have one-bedroom while 22% of renter units have 1 bedroom. The following maps show the distribution of homes with 3 or more bedrooms in the City. Lighter shades display areas with less concentration and increases as the shades become darker.

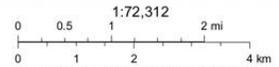
Census tracts on the outside of the City have the highest percentage of owner-occupied homes with three bedrooms. Over 90% of the homes in that area are that large. For renters, the highest concentration of three-bedroom homes is to the southwest and are uncommon on the eastern edge where there are large owner-occupied units.

Data Source: 2009-2013 ACS 5-Year Estimates

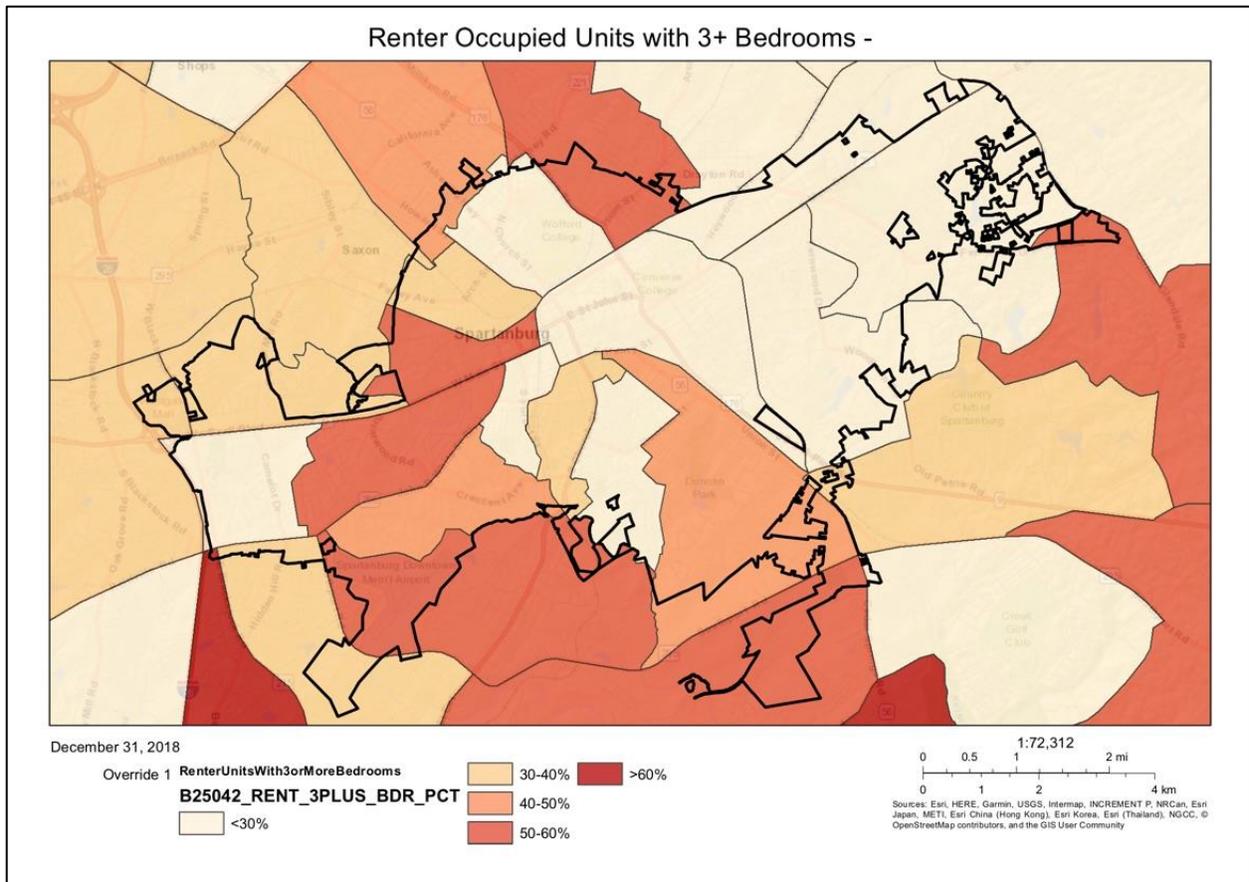
Owner Occupied Housing with 3+ Bedrooms -



December 31, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



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

The Spartanburg Housing Authority primarily targets very low-income and extremely low-income households in the area. The SHA currently runs four programs to serve the over 3,500 families in their programs. The Public Housing program has 637 units, the Housing Choice Voucher Program provides 1,952 vouchers, the Mod Rehab Program provides 226 vouchers, and other Affordable/Moderate Income Programs and HUD’s RAD Program have 424 units. The families served have a maximum income limit of 80% median family income.

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

The City does not expect to lose any affordable housing inventory at this time.

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

Determining the needs of the population and forecasting into the future is a difficult task. In general, no, there is a lack of decent affordable housing units in Spartanburg. The number of cost burdened households, especially renter households, continues to rise at a quick rate. Affordability is a product of supply and demand, but it is also a product of location. From a quantitative standpoint, there may be enough homes in the City, they are not necessarily in the places needed to serve the low-income population.

Describe the need for specific types of housing:

Spartanburg needs more affordable units that are accessible to low-income households. There are currently 17,694 households on a program waiting list with the SHA, an increase of over 15,000 since the previous Consolidated Plan. There is also a need for multi-unit housing properties that are located near employment centers.

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

Introduction

The following section examines the cost of housing for both homeowners and renters in the City of Spartanburg. A review is made of current home values and rents, as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	85,700	118,600	38%
Median Contract Rent	367	574	56%

Table 28 – Cost of Housing

Alternate Data Source Name:
2000 Census, 2013-2017 ACS

Rent Paid	Number	%
Less than \$500	1,580	20%
\$500-999	5,061	65%
\$1,000-1,499	944	12%
\$1,500-1,999	90	1%
\$2,000 or more	67	1%
Total	7,742	100%

Table 29 - Rent Paid

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Cost of Housing

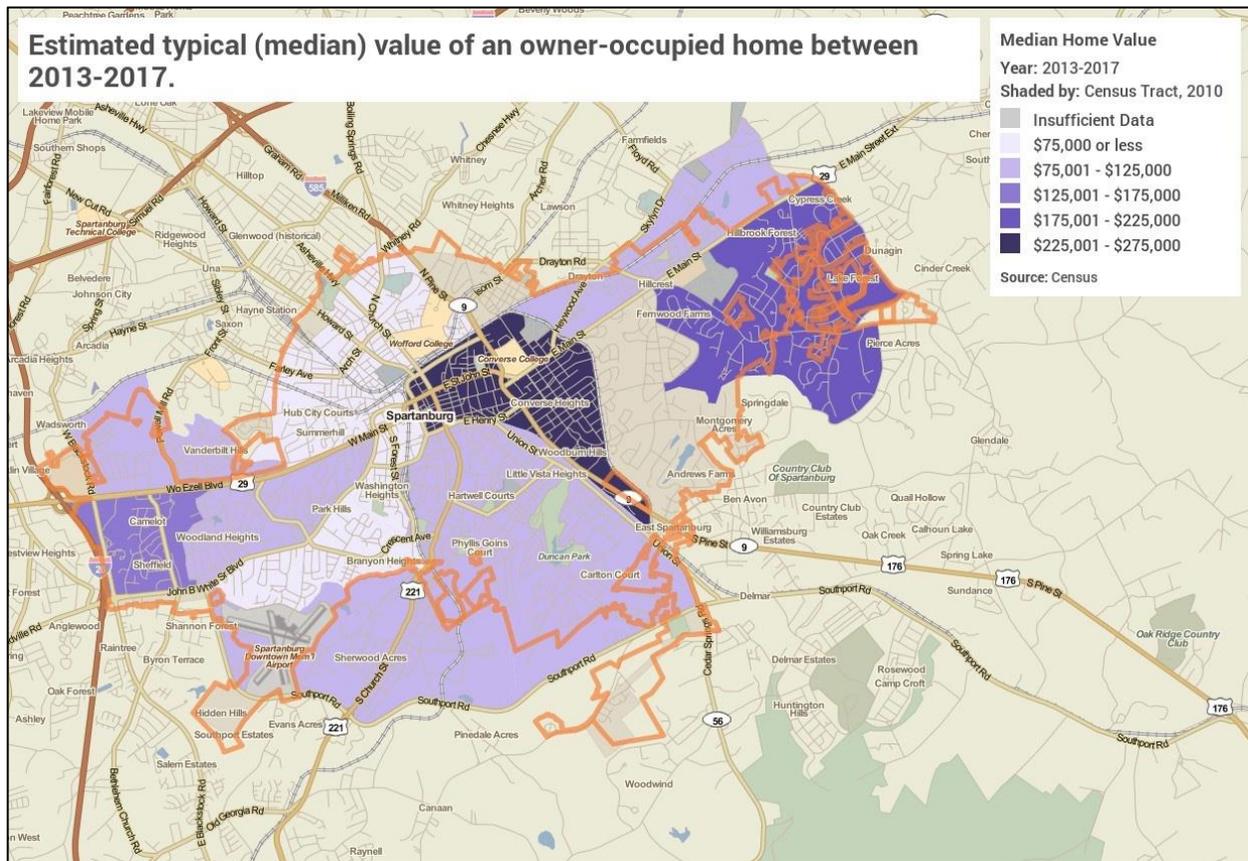
From 2000 to 2017, housing costs have increased substantially with home value increasing by 38% and rents climbing by 56% since the 2000 Census.

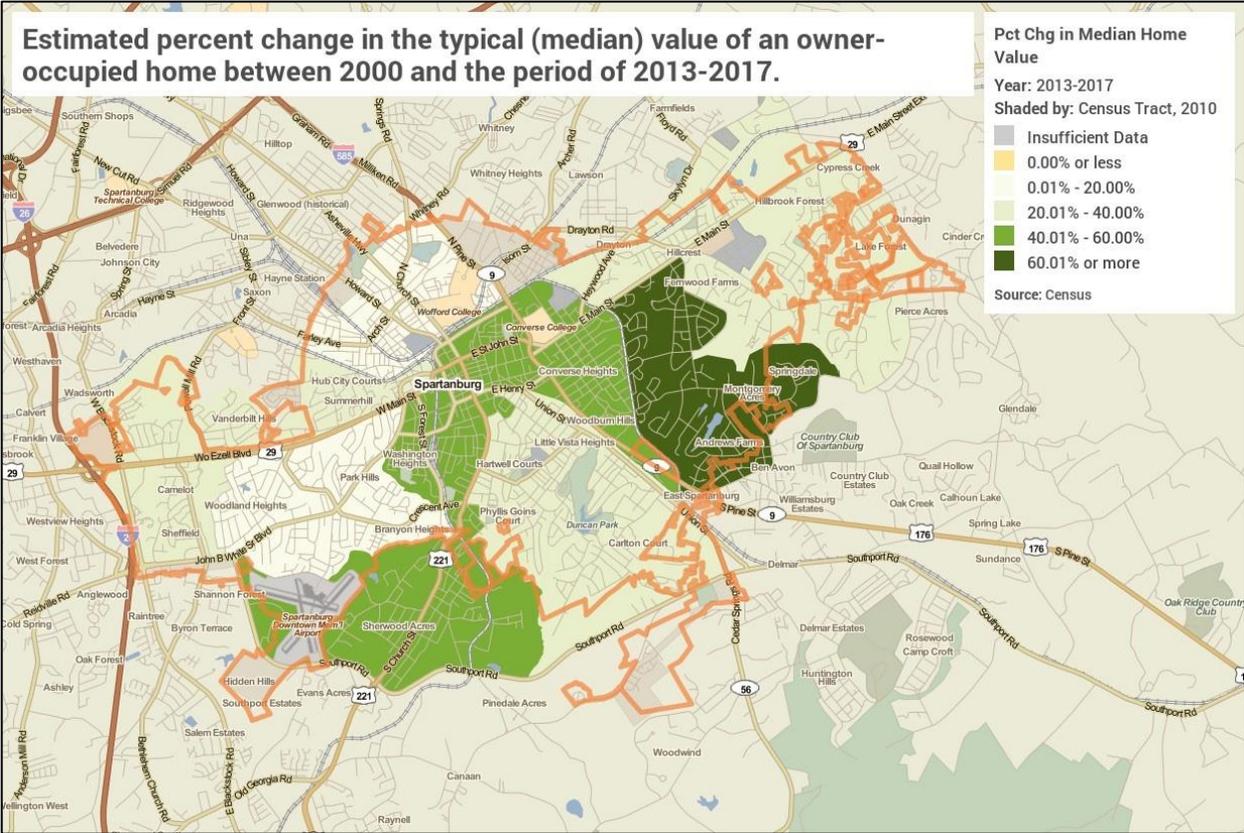
The table above breaks out the rent paid by price cohorts. Approximately 65% of all renters pay between \$500 and \$999 a month, the largest cohort. The next largest rent cohort is the less than \$500 with 20% of renters falling in this range. Later in this section the report examines rental rates as a percentage of household income to determine the affordability of rental housing.

Home Values

The following two maps provide a visual display of the median home values throughout Spartanburg. The first map shows the current median home value and the second map shows how home values have changed over the preceding decade. Median home values are highest in the east part and downtown and values are lower in the north and western central areas of the Spartanburg. Since 2000, home values have also increased highest in the western part of the City.

Data Source: 2013-2017 ACS 5-Year Estimates

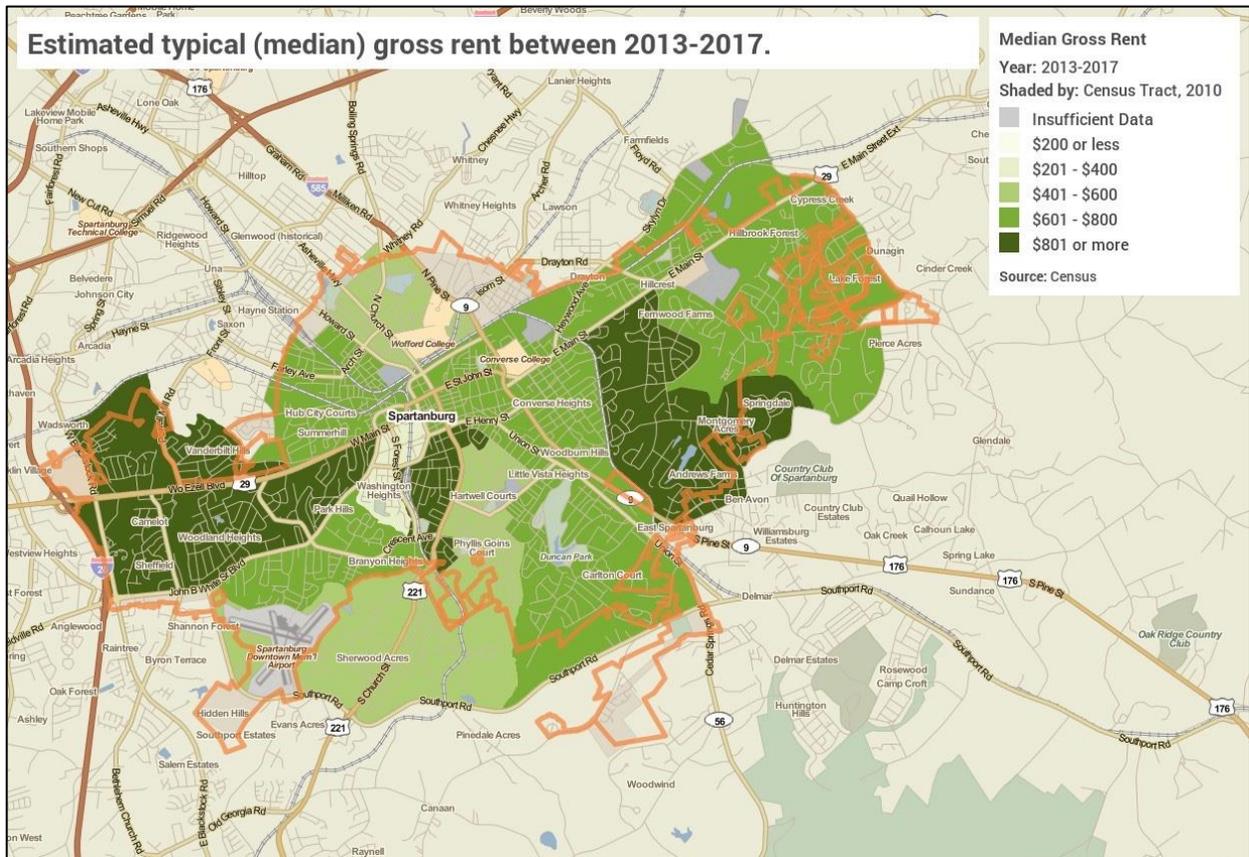


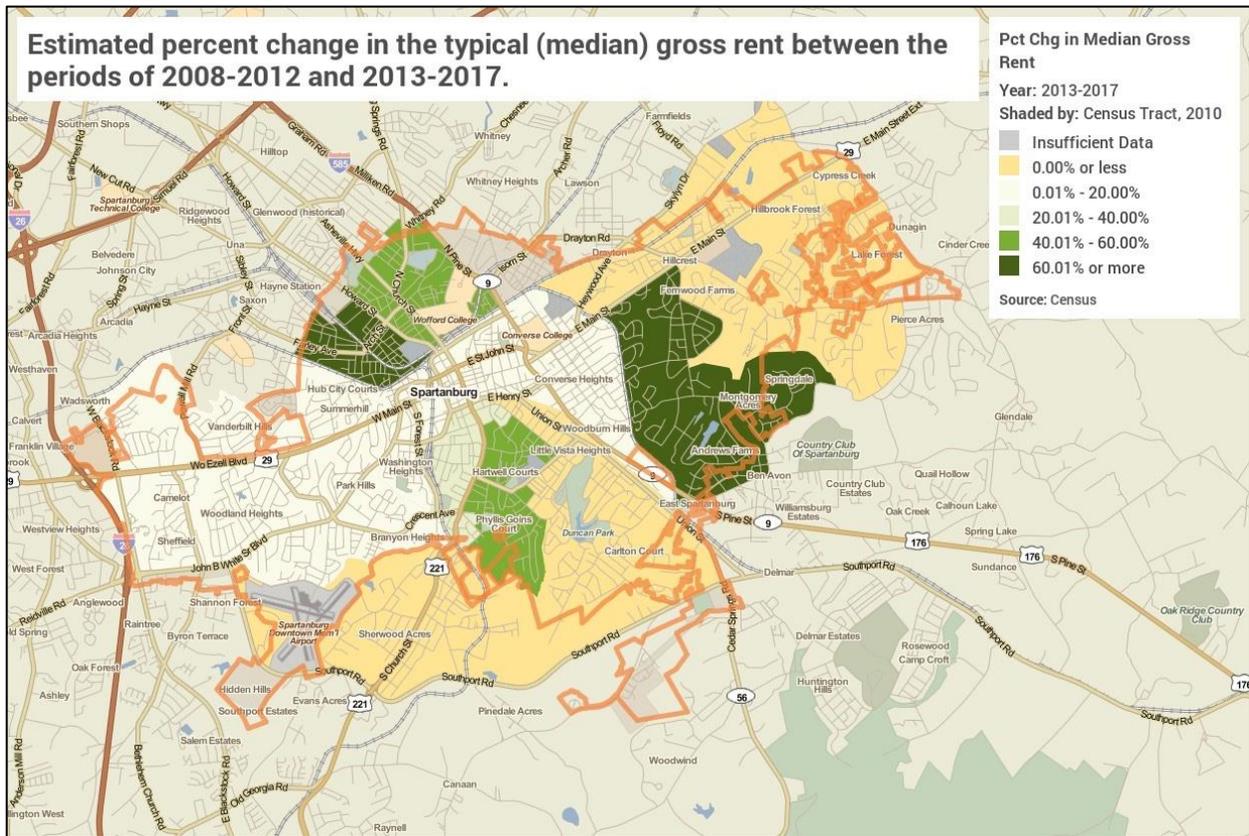


Median Rent

The following two maps look at median rent in Spartanburg. The first map displays the current median rent and the second map shows how median rents have changed in the last five years. The median rent is lowest in the central tracts. Median rents have been increasing throughout most of the City but some tracts have seen a reduction in the median rent.

Data Source: 2013-2017 ACS 5-Year Estimates





Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,160	No Data
50% HAMFI	2,660	820
80% HAMFI	5,725	2,225
100% HAMFI	No Data	3,084
Total	9,545	6,129

Table 30 – Housing Affordability

Data Source: 2009-2013 CHAS

Housing Affordability

Units affordable to Households earning 30%, 50%, 80%, and 100% HAMFI is available for 2013 CHAS.

HAMFI is the HUD Area Median Family Income. Not surprisingly, there are less units affordable to households with lower HAMFI for both renters and homeowners.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	511	605	734	985	1,129
High HOME Rent	511	605	734	959	1,050
Low HOME Rent	511	550	661	763	851

Table 31 – Monthly Rent

Alternate Data Source Name:
HUD 2018 FMR and HOME Rents

Fair Market Rent and High/Low HOME Rent Limits

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.

Is there sufficient housing for households at all income levels?

From a quantitative standpoint, there are enough units in the City to house the population. However, increasing home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. This is particularly true for low income households that are likely to be cost-burdened.

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

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

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

The median contract rent for all units in the City was \$574. Approximately 65% of all renters pay between \$500 and \$999 a month, the largest cohort by far. The next largest rent cohort is the under \$500 range, with 20% of renters. The median rent falls between the fair market rents for efficiency and 1-bedroom units, as well as between those unit sizes for High HOME. The median rent falls between 1-bedroom and

2-bedroom units for Low HOME rates. It is a priority for the City to produce and preserve affordable housing in order to help residents of all income levels acquire and maintain safe, secure housing.

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

Introduction

The tables and maps in this section provide details on the condition of housing units throughout the City by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities
- 2) a home which lacks complete or adequate plumbing facilities
- 3) a home which is overcrowded (having more than one person per room)
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,403	20%	3,768	45%
With two selected Conditions	20	0%	143	2%
With three selected Conditions	8	0%	13	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,623	80%	4,390	53%
Total	7,054	100%	8,314	100%

Table 32 - Condition of Units

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Housing Conditions

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

Twenty percent of all owner-occupied housing units face at least one housing condition while 45% of all renters have at least one problematic housing condition. There are relatively few households with

multiple housing problems and when compared to the affordability statistics provided earlier in this section, the overwhelming majority of housing problems are cost related.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	533	8%	999	12%
1980-1999	959	14%	1,705	21%
1950-1979	3,812	54%	4,485	54%
Before 1950	1,750	25%	1,125	14%
Total	7,054	101%	8,314	101%

Table 33 – Year Unit Built

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Age of Housing

There is a large percentage of housing units built between 1950 and 1979. Nearly 80% of the owner-occupied housing stock and 68% of renter-occupied units were built before 1980, meaning they are at risk of having lead-based paint. Only a small percentage of the housing stock, 8% of owner-occupied and 12% of renter-occupied, was built after 2000. Renter-occupied housing tends to be newer than owner-occupied.

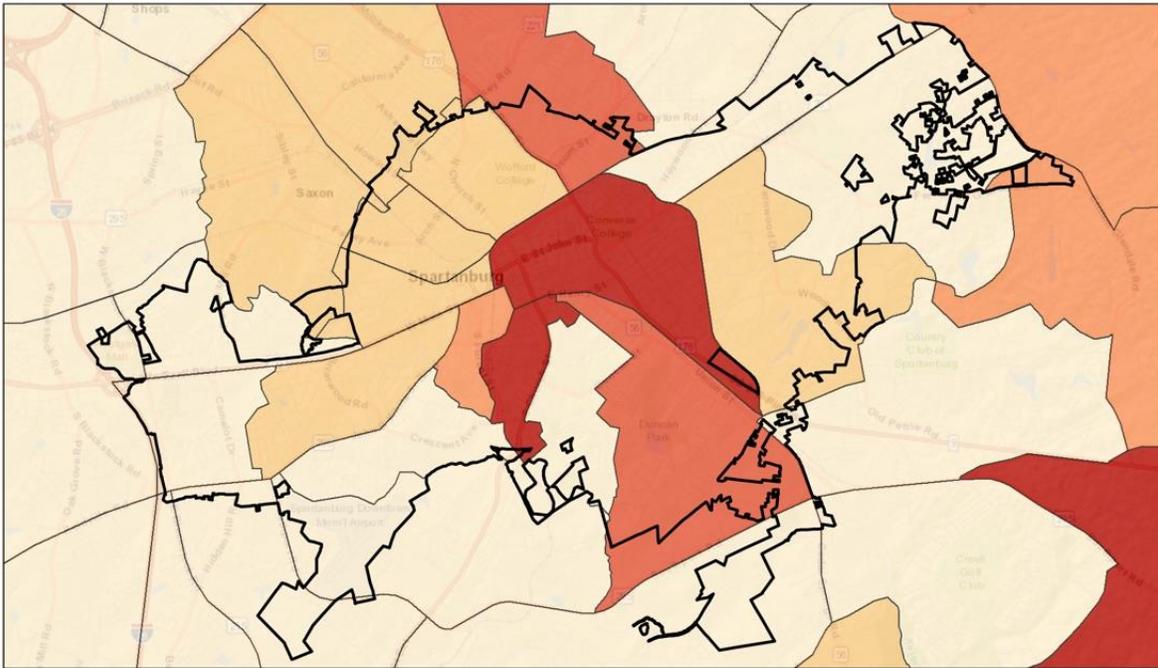
Source: 2013-2017 American Community Survey 5-Year Estimate

Age of Rental Housing Maps

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

Data Source: 2009-2013 ACS 5-Year Estimates

Rental Units Built Before 1949 -

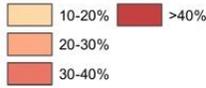


December 31, 2018

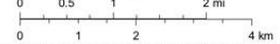
Override 1 RentalHousingBuiltBefore1949

B25036_RENT_49MINUS_PCT

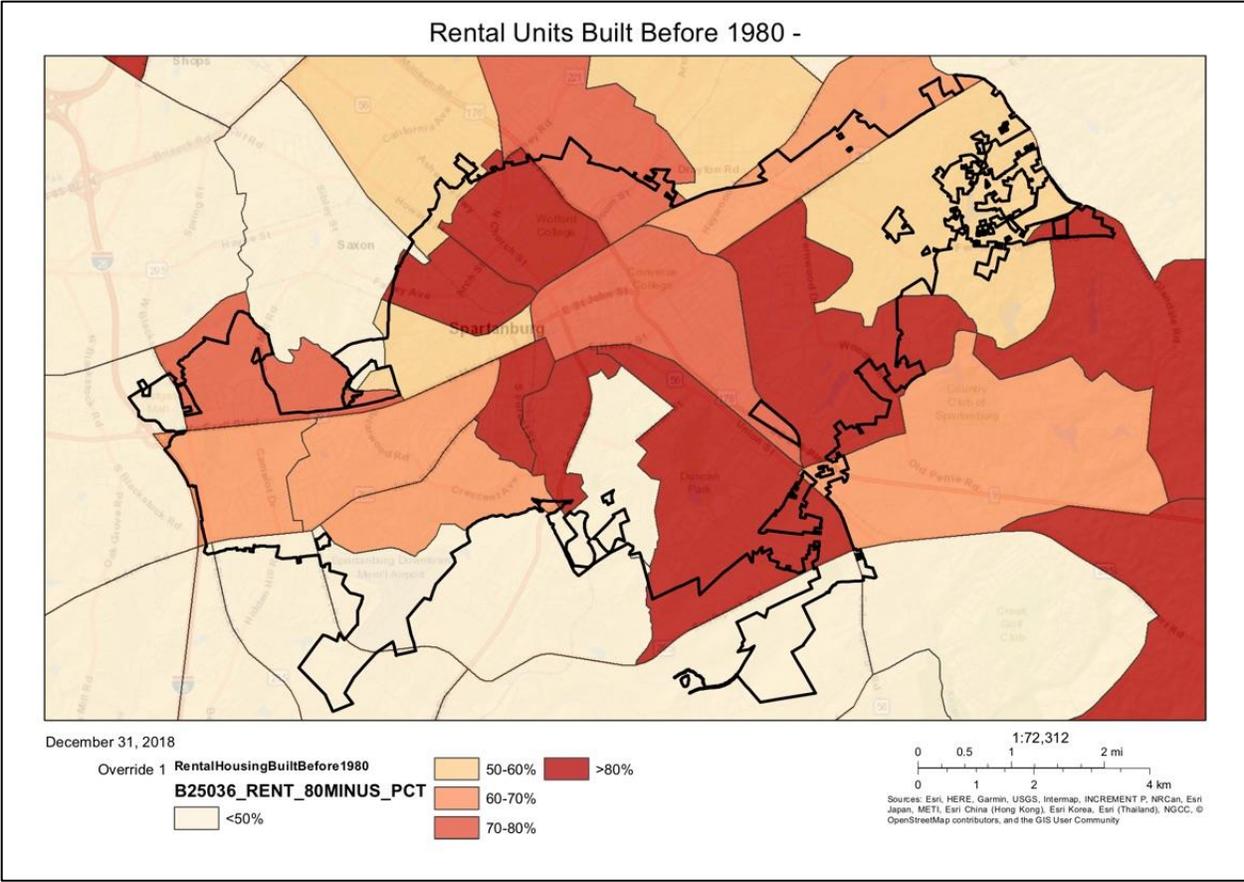
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1:72,312



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,562	79%	5,610	67%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 34 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Lead-Based Paint Hazards

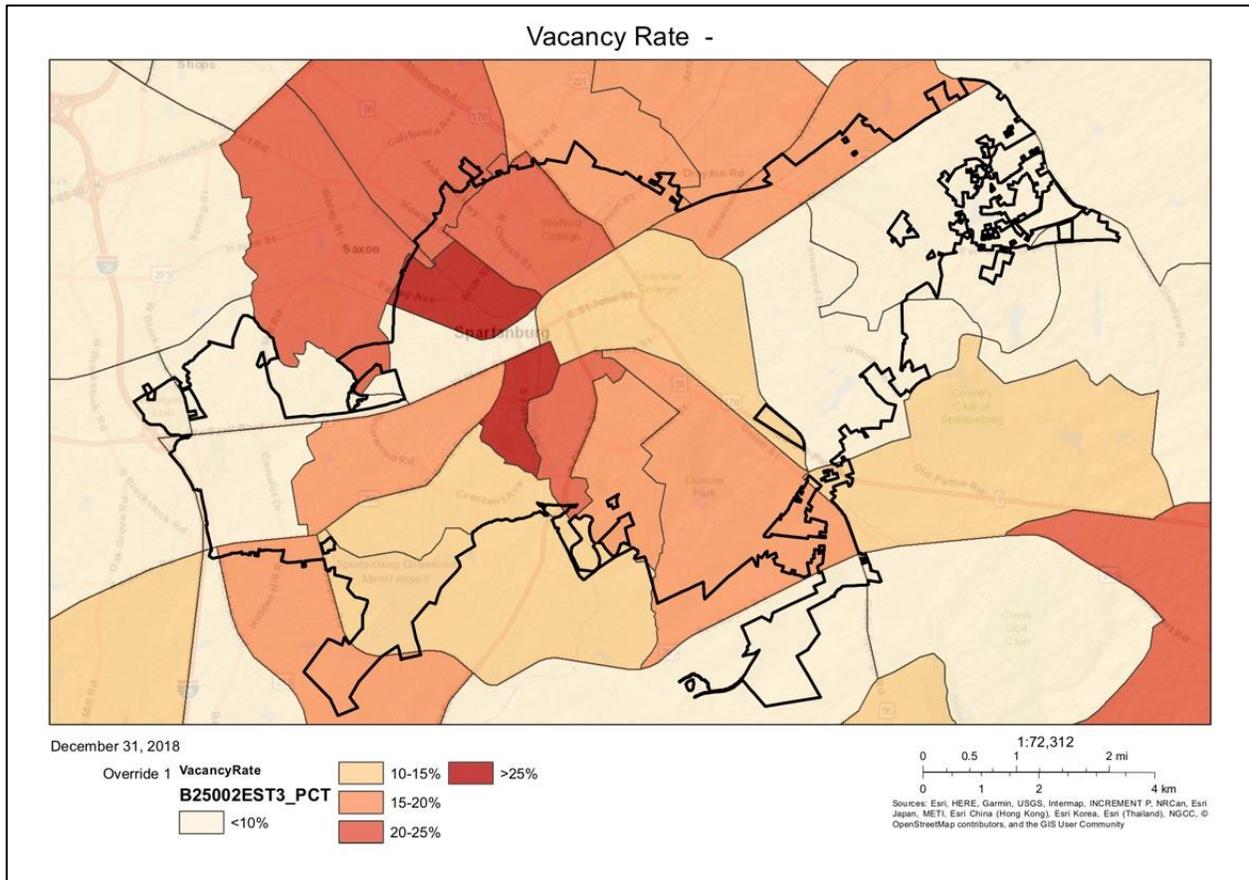
As mentioned previously, any housing unit built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings etc.) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards. As indicated in the table above, 79% of all owner-occupied housing units and 67% of all renter occupied units were built prior to 1980.

Data Note: 2009-2013 ACS data was used in IDIS, and the data fields were not accessible.

Vacancy Rate

The following map shows the average housing vacancy rate. The darker shaded areas have higher vacancy rates while lighter shaded areas have lower vacancy rates. Vacancy rates are highest in the central areas of the City.

Data Source: 2009-2013 ACS 5-Year Estimates



Need for Owner and Rental Rehabilitation

Generally, older units begin to need rehabilitation as the units age and it becomes harder to meet the minimum property maintenance standards. According to the latest data, 80% of owner-occupied housing units and 68% of renter-occupied housing units were built before 1980. These units are mostly over 40 years old and if occupied by low-income residents may need support in order to rehabilitate them.

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

The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the City of Spartanburg there are 11,172 homes built before 1980. Low income residents tend to live in older homes and at risk of LBP hazards.

Source: 2013-2017 American Community Survey 5-Year Estimate

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

Introduction

This section provides a summary of the public and assisted housing available through the Spartanburg Housing Authority. This section will focus primarily on Public Housing and Housing Choice Vouchers, however the County has additional types of support to increase the affordable housing stock, including the LIHTC. Tax credit developments come with a capital subsidy to assist with construction costs that allow the developer to charge a rent that is below market rate. That price is fixed and is not a percentage of the tenant's income.

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

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	287	1,134	1,827	232	1,595	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There are 637 public housing units in Spartanburg County. They are all in good or excellent condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Archibald Village	79
Archibald Hi-Rise	63
Scattered Sites	91
Prince Hall	73
Camp Croft	90
Victoria Gardens	77
Cambridge Place	94
County Garden Estates	81
Collins Park	82
Cottage Grove	81
The Ridge	81
Cedar Springs Place	77

Table 36 - Public Housing Condition

Project Name	ACC Units	Street Address	Year Built	Most Recent REAC Score	Date of Last REAC
Archibald Village	50	140 W. Centennial Street	1970	79c*	12/05/2017
Archibald Hi-rise	150	764 N. Church Street	1971	63c*	04/11/2018
Scattered Sites	16	Various	Various	91b	12/01/2017
Prince Hall	100	100 Prince Hall Lane	1970	73c	04/12/2018
Camp Croft	96	111 Hanover Place	1952	90b	10/26/2015
Victoria Gardens	80	695 Howard Street	1970	77c	10/23/2017
Cambridge Place	6	Brawley Street	2015	94b	10/19/2015
Country Garden Estates I PH	10	346 N Sun Flower Way	2002	81c*	10/19/2017
Collins Park PH	52	102 Rev. Booker T Sears Street	2007	82C	11/14/2017
Cottage Grove PH	8	300 Caulder Avenue	2007	81c*	10/19/2017
The Ridge at Southport PH	50	110 Southport Ridge Drive	2009	81c*	10/19/2017
Cedar Springs Place PH	19	200 Serenity Springs Lane	2008	77c	10/23/2017

Table - Public Housing Condition

EXISTING MIXED FINANCE PROPERTIES	TOTAL UNITS	RAD PROJECT BASED VOUCHERS	RAD CONVESION STRATEGY
Country Garden Estates	50	10	Refinancing
Collins Park	100	24	Convert as is
The Ridge at Southport	78	54	Convert as is
Cottage Grove	8	8	Convert as is
Cammie Clagett Phase II	78	78	Transfer of Assistance
Single Family Houses	26	18	Deminimis Disposition
TOTAL	340	192	

Table - Existing Mixed Finance Properties

PROPERTY	RAD CONVERSION UNITS	RAD CONVERSION STRATEGY
Archibald Rutledge	150	Rehabilitation of the existing units; SHA anticipates a Twinning concept; Once the 9% application is approved a 4% application will be submitted; Application to be submitted under 9% LIHTC in March 2019.
Archibald Village	50	Rehabilitation of existing units under 4% LIHTC and bond transaction.
Camp Croft Courts	96	Phased demolition and redevelopment under 4% LIHCTC and bond transaction. SHA may seek a 9% also.
Victoria Gardens	80	Rehabilitation with phase construction; 9% LIHTC to be submitted in 2019.
NEW MIXED INCOME PARTNERSHIP		
Prince Hall Apartments	100	Section 18 Disposition and Demolition.
TOTAL	476	

Table - RAD Conversion

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

The Spartanburg Housing Authority has an approved Rental Assistance Demonstration Program (RAD) award for a portion of its portfolio. SHA intends to convert its entire remaining public housing portfolio utilizing the RAD process. The Public Housing units will convert to Project Based Vouchers under the RAD Program. SHA has received a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) for these properties and anticipates a RAD conversion closing in 2019 or 2020.

See Table Above: Existing Mixed Finance Properties.

Collins Park, The Ridge at Southport and Cottage Grove will convert under the RAD Program with no new financing.

Country Garden Estates will convert through refinancing. The initial 15-year Tax Credit compliance period has expired and SHA will exercise its first right of refusal to acquire the property as sole owner. A conventional loan will be utilized to pay off the existing first mortgage and fund some rehabilitation work.

Cammie Clagett Phase II– Phase II of the Cammie Clagett RAD conversion will consist of a Transfer of Assistance (TOA) to another site in the Northside community. SHA has partnered with the City of Spartanburg, the Northside Development Group and Spartanburg Housing Partners, a for profit developer, to transfer the remaining 78 RAD replacement units from the Cammie Clagett development to a new construction.

Single Family Homes– The single-family homes will be disposed of under a portfolio “deminimus” disposition and will not convert to RAD units. SHA will sell the units at fair market value under an open bid process. Alternately, SHA may elect to partner with South Carolina Department of Mental Health to position these units for housing for persons with disabilities.

Continued in Discussion below: Phase III

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

1. SHA intends to maintain the availability of decent, safe and affordable housing needs by: One for one replacement of units repositioned due to RAD. Leveraging private or other public funds as available to create additional affordable housing opportunities by:
 - i. Continue to support and to seek partnerships and alliances with non-profit and for-profit developers
 - ii. Identify opportunities, Low-Income Housing Tax Credits (LIHTC) RAD, Project-Based Vouchers, HOME or other grants supporting rehabilitation or development
 - iii. Consider utilizing bonding capacity. Utilize Demolition or Disposition Transitional Funding (formerly Replacement Housing Factor Funds) and or development fees as available.

Review opportunities to acquire or build units or developments. Use LIHTC program (both 4% & 9% credits) when available to rehabilitate existing, or to construct new affordable rental property. Support efforts by the City of Spartanburg and the Highland Community in the development of a Master Plan for Highland Area. Maintain a minimum of 98% occupancy rate. Maintain vacant unit turnover time at or below 20 days. Improve housing management monitoring and internal reporting tools. Maintain a high level of accountability, while implementing timely tracking, scheduling, and follow-up for rent collection efforts, vacancy turnover management, and new leases.

2. Review applications for additional vouchers through the NOFA process. The Housing Choice Voucher (HCV) Program issued an RFP for project-based vouchers, or will utilize PBV's in accordance with RAD guidance in an effort to support the increase of affordable assisted housing within the community. HCV will review published NOFAs to determine eligibility and capacity.

The City's Consolidated Plan reflects a lack of affordable housing as a potential barrier. SHA will enter into a MOU with the City of Spartanburg and the County of Spartanburg to address the HUD, Affirmatively Furthering Fair Housing protocol, if implemented by HUD. SHA participates in the United Way, Financial Stability and Housing Task Force, and continues to work with community partners to identify and address issues involving affordable housing. SHA will seek replacement of Asset Management units lost to the inventory through demolition, mixed finance development, and Housing Choice Voucher (HCV) replacement housing resources. SHA will market the HCV program among owners, particularly those outside of areas of minority and poverty concentration.

Discussion:

Phase III – The final Phase of the RAD conversion includes the properties listed in the chart below. SHA will procure Development Partners to assist in the redevelopment of these properties. The proposed strategy for each property is summarized below.

See Table above: RAD Conversion.

Archibald Rutledge and Archibald Village– SHA will submit a 9% Low Income Housing Tax Credit application in 2019 which if successful, will combine with a 4% LIHTC transaction to rehabilitate 128 of the existing 150 units. Seven units will be demolished under the RAD permissible “deminimis” demolition and the 15 remaining units will transfer assistance to another location. SHA may seek to leverage capital that may become available for Opportunity Zones.

Camp Croft Courts– SHA proposed to redevelop this property through an on-site two phase approach. Half of the existing residents will be temporarily relocated to allow for demolition and new construction of 50% of the apartments. Upon completion of the first phase, a second phase will be done in the same manner with the intent to replace all units on the site under at 4% bond transaction. SHA may elect to

redesign the parcels in a manner that supports a 9% LIHTC. SHA may consider building a COCC campus on the Camp Croft property.

Victoria Gardens– The RAD conversion strategy for Victoria Gardens is substantial rehabilitation with submission of a 9% Low Income Housing Tax Credit application in 2019. The rehab would be done using phases construction to minimize off-site relocation. SHA may seek to leverage capital that may become available for Opportunity Zones.

Prince Hall– The redevelopment strategy for Prince Hall is to submit a Section 18 disposition based on obsolescence and secure tenant protection vouchers. Residents will have the opportunity to elect permanent relocation options that will include Project Based Vouchers or a Tenant Protection Voucher. SHA will provide intensive relocation case management services and all benefits under URA. SHA will “bank” the land until such time that a redevelopment opportunity arises for the location of the site. SHA may seek to leverage capital that may be available for Opportunity Zones.

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	467	10	94	43	0
Households with Only Adults	381	241	85	298	10
Chronically Homeless Households	0	0	0	341	10
Veterans	0	0	10	135	10
Unaccompanied Youth	0	0	8	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

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

Within the area there are several agencies that complement services targeted at persons facing homelessness.

- South Carolina Department of Social Services – Assists with enrolling individuals in services to prevent or address homelessness
- Butterfly Foundation – Runs a housing program for chronically homeless or persons with disabilities.
- Benefit Bank – Provides screening and assistance in accessing resources to meet basic needs like medical assistance and food.
- Spartanburg Mental Health Center SOAR Program – Helps increase access to SSI/SSDI for adults experiencing or at risk of experiencing homelessness and have a mental illness, medical impairment, and/or substance use disorder.
- Projects for Assistance in Transition from Homelessness (PATH) Program – Employees partner with the Spartanburg Mental Health Center to conduct street outreach and provide crisis services, medication services, counseling sessions, and other services.
- New Horizon Family Health Services Mobile Unit – Conducts outreach and provides medical, dental, behavioral health, and other services to residents where they are.
- ReGenesis – Develops and implements programs focused on improving quality of life and creating economic opportunity in low-income communities.

- St. Luke's Free Clinic – Provides health care to uninsured residents in Spartanburg county to meet their need for primary medical care, medications, and patient education.
- South Carolina Works – 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
- Homes for Life – Houses unaccompanied boys and provides them with skill training and services.

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

There are several services and facilities that meet the needs of homeless persons, particularly chronically homeless, families with children, veterans and their families, and unaccompanied youth.

- Butterfly Foundation – Five beds designated for chronically homeless persons. Training and case management is also available.
- Upstate Homeless Coalition – Two housing units for chronically homeless individuals
- Welcome Home – Seven beds available for veterans. Includes employment training opportunities, job placement, and job readiness.
- Merat Place – Multiple beds for veterans. Includes employment training opportunities, job placement, and job readiness.
- Homes for Life – Twelve beds available for male unaccompanied youth. Housing and life skills, education, and case management is also available.
- Safe Homes – Provides housing and counseling to victims of domestic violence.
- Spartanburg Interfaith Hospitality Network – Emergency shelter for homeless families and teaches life skills and provides case management
- The Haven - Emergency shelter for homeless families and teaches life skills and provides case management
- Miracle Hill – Emergency shelter for men and women that is regularly at 95% capacity. An additional 80 beds are available during cold weather conditions.
- Upstate Homeless Coalition – Runs a transitional housing program for 11 households. This program includes case management, utility assistance, financial assistance, and child care. There is also a Rapid Re-Housing Program that assists families with rent and utilities.

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

Introduction

There are four primary groups with non-homeless special needs in the City that require facilities and services. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or other drug addiction problems, and those who have physical or mental disabilities.

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

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, as residents age they begin to face increased difficulties being independent. Their health issues can develop into disabilities, which creates a great need for assistance. Supportive housing must include access to health professionals and housing modifications to assist the residents to allow for independence.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is important to provide specialized support. Family and friends must have access to information and be accessible to the individual. Medical facilities also must be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized. By taking a harm reduction approach to addiction, the County can work to reduce the harms of addiction and provide support during recovery, particularly for those dealing with opioid addiction.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Individuals with disabilities are more likely to have a fixed income and limited housing options. This requires additional support to ensure the availability of accessible and affordable housing.

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

There are a number of supportive housing and services programs in the community that address these needs. There is a Shelter + Care program that has 17 housing units. Homeless individuals and families are eligible for this program, which is administered and the participants are case managed by the Spartanburg

Mental Health Center. The Upstate Homeless Coalition also visits the housing units to make sure that everything is in good repair and maintained.

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

Access Health and the Upstate Homeless Coalition have a partnership for transitional housing that is targeted for homeless people that need to be released from the hospital but have nowhere to go.

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

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Although public policies are made with the intention to positively address the needs of citizens in a jurisdiction, there are times where they may have an unforeseen negative effect on certain aspects of the community, which in this case is affordable housing and residential investment. Public policies that affect affordable housing and residential investment negatively, in turn becomes a barrier to creating affordable housing in the area. Affordable housing and public and private residential investments are key components in furthering fair housing in any community.

To identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees affirmatively further fair housing. The primary tool communities have for identifying contributing factors that lead to negative effects on the community is the Analysis of Impediments of Fair Housing Choice (AI).

In 2019, the City of Spartanburg, in partnership with the County and the Spartanburg Housing Authority came together to carry out the Joint Analysis of Impediments of Fair Housing Choice, which identified six impediments to fair housing in the region along with a table listing their associated contributing factors. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. Recommended activities to address the contributing factors were also provided, along with goals, timelines, and responsible parties.

Full details of the fair housing impediments can be viewed in the 2019 Joint AI. A list of the identified impediments is shown below:

Impediment #1: Lack of Geographic Diversity in Affordable Housing Choices

Impediment #2: Neighborhoods Need Place-Based Community Investments

Impediment #3: Need for Continued and Expanded Fair Housing Activities

Impediment #4: Affordable Housing Planning Lacks Equity Focus

Impediment #5: Limited Housing Options for People with Disabilities

Impediment #6: Weak Job-Transit Connections

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

Introduction

This section provides insight into the economic development landscape of the region. Unemployment, commuting times, and education are also analyzed in this section.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	46	2	0	0	0
Arts, Entertainment, Accommodations	1,672	4,816	11	15	4
Construction	393	1,138	3	3	0
Education and Health Care Services	4,260	11,955	27	36	9
Finance, Insurance, and Real Estate	521	2,512	3	8	5
Information	375	615	2	2	0
Manufacturing	2,982	529	19	2	-17
Other Services	762	902	5	3	-2
Professional, Scientific, Management Services	1,074	3,648	7	11	4
Public Administration	288	610	2	2	0
Retail Trade	1,947	4,414	13	13	0
Transportation and Warehousing	535	1,036	3	3	0
Wholesale Trade	667	692	4	2	-2
Total	15,522	32,869	--	--	--

Table 38 - Business Activity

Alternate Data Source Name:

2011-2015 ACS (Workers), 2015 LEHD (Jobs)

Data Source

The most up to date LEHD data available at the time of this assessment was 2015. The 2011-2015 ACS was used for

Comments:

comparison.

Labor Force

Total Population in the Civilian Labor Force	17,660
Civilian Employed Population 16 years and over	16,257
Unemployment Rate	7.90
Unemployment Rate for Ages 16-24	13.70
Unemployment Rate for Ages 25-65	6.80

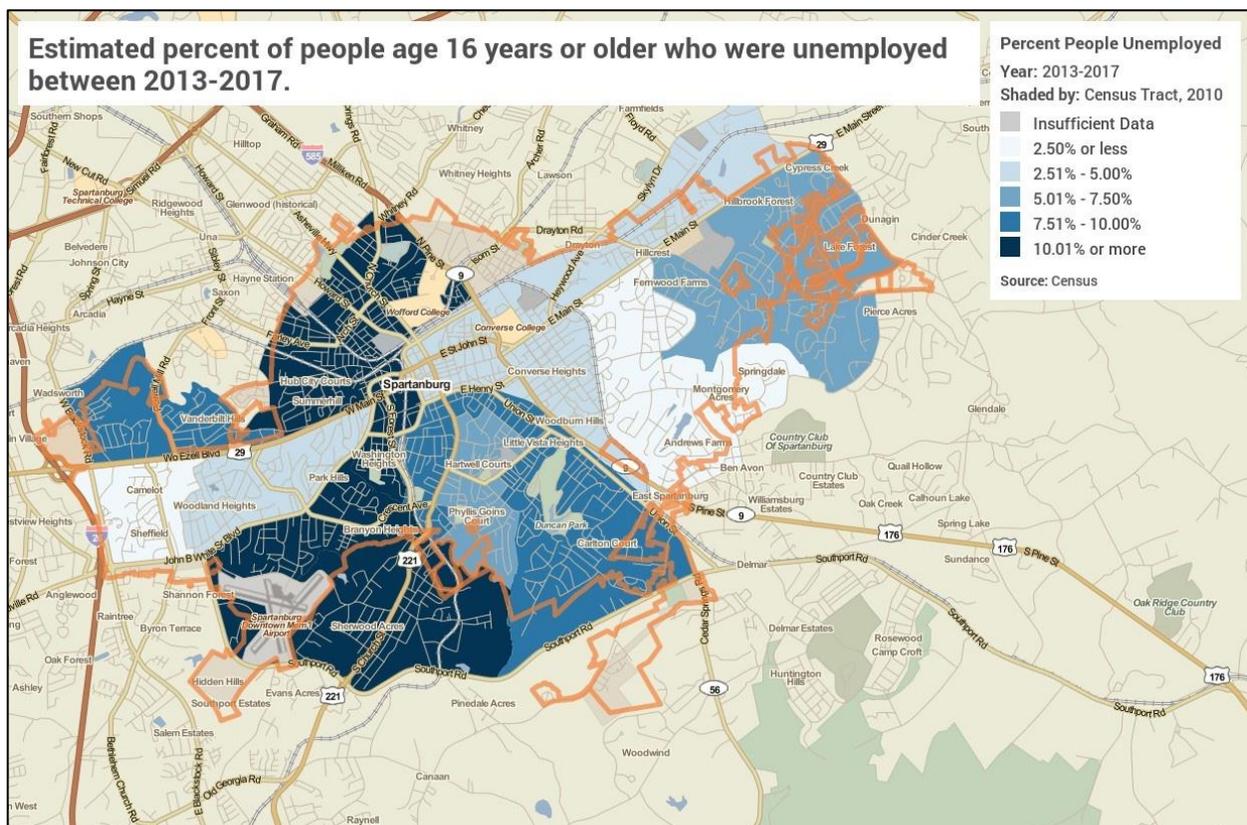
Table 39 - Labor Force

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Unemployment

According to the 2013-2017 ACS, the unemployment rate was 7.9% in Spartanburg. However, the unemployment rate varied throughout the City. The unemployment rate was highest in the tract to the east and north parts of the City

Map Data Source: 2013-2017 ACS 5-Year Estimates



Occupations by Sector	Number of People
Management, business and financial	5,335
Farming, fisheries and forestry occupations	27
Service	2,633
Sales and office	3,761
Construction, extraction, maintenance and repair	554
Production, transportation and material moving	3,947

Table 40 – Occupations by Sector

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Occupations by Sector

The largest employment sector identified above is the Management, Business, and Financial sector employing 5,335 people. This is followed closely by the Production, Transportation and Material Moving sector with 3,947 people and the Sales and Office sector with 3,761.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,148	80%
30-59 Minutes	2,597	17%
60 or More Minutes	440	3%
Total	15,185	100%

Table 41 - Travel Time

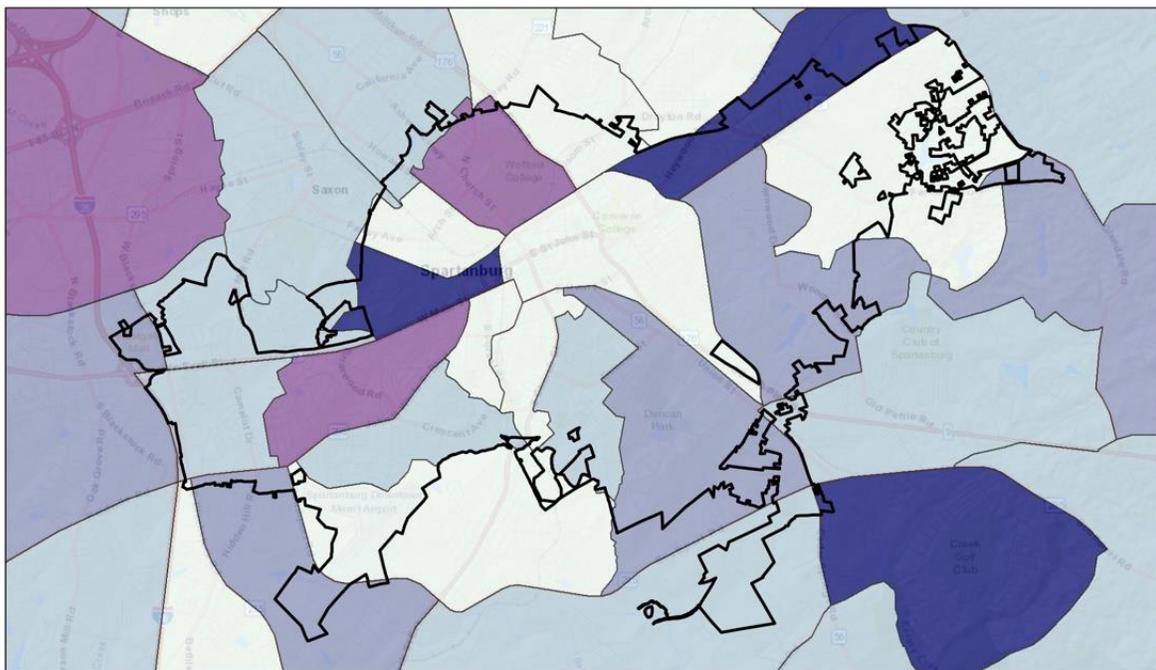
Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Commute Time Greater Than One Hour

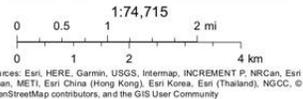
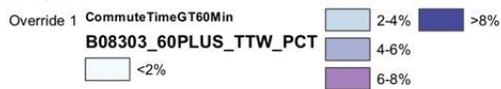
A long commute time is not an issue to most residents in Spartanburg, however 3% of workers still have a commute time to work of over an hour. The locations where residents have long commutes are not concentrated in any particular part of the City, however there are two tracts in the northern areas of Spartanburg where 8% or more people have a commute greater than one hour.

Map Data Source: 2009-2013 ACS 5-Year Estimates

Commute Time Greater Than One Hour -



December 31, 2018



Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	899	579	1,312
High school graduate (includes equivalency)	3,188	484	1,404
Some college or Associate's degree	3,732	357	1,396
Bachelor's degree or higher	4,312	59	977

Table 42 - Educational Attainment by Employment Status

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	17	70	64	430	659
9th to 12th grade, no diploma	463	492	247	1,182	741
High school graduate, GED, or alternative	1,786	1,575	940	2,427	1,511
Some college, no degree	2,293	1,110	794	1,793	1,008
Associate's degree	74	496	477	739	395
Bachelor's degree	352	1,166	727	1,453	773
Graduate or professional degree	9	513	497	981	833

Table 43 - Educational Attainment by Age

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,474
High school graduate (includes equivalency)	22,490
Some college or Associate's degree	25,520
Bachelor's degree	42,359
Graduate or professional degree	57,500

Table 44 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2013-2017 ACS 5-Year Estimates

Median Earnings in Past 12 Months based on Educational Attainment

As might be expected, median earnings are directly proportional to educational attainment. In Spartanburg those individuals with a Bachelor's degree can expect to earn more than twice those with less than a high school degree. Those with graduate or professional degrees can expect to earn more than twice those with a high school degree.

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

Within the City of Spartanburg, 27% of the area's workforce are employed in the Education and Health Care Services sector with an additional 19% in the Manufacturing sector.

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

The current workforce has seen improvement due, in part, to collaboration between industry leaders and education centers. The Upstate Workforce Board currently has several programs to help keep a strong connection between education and employment. They are:

- Education and Training Opportunities
- The Incumbent Worker Training Program to fund training needed by businesses for expansion, new technology, retooling, new services or products, or as part of a layoff aversion strategy.
- SC Works Greater Upstate provides job seekers a central location to connect with employers

- Ready to Work Assessments
- The ACHIEVE (Academic Challenges Helping Individuals Expand Values and Education) Program
- Construction Training Program developed in partnership with many partners including the Spartanburg Area Chamber of Commerce, the Northside Initiative, Spartanburg Regional Hospital, Spartanburg Housing Authority, and the City of Spartanburg.

The Spartanburg Area Chamber of Commerce’s current workforce initiative involves the collaboration of a variety of agencies and groups focused on workforce improvements. They are committed to becoming an ACT certified community in conjunction with SC Works, a statewide career center with 56 local centers staffed by workforce professionals. The Chamber also partners with ReadySC, a division of the SC Tech College System which provides customized training to new or expanding businesses in SC at little or no cost.

The Spartanburg Chamber Workforce Opportunities Resources Council is represented by educators from K-12, Colleges, Government Officials, Agencies, Industries and Business Leaders within the Spartanburg, Union and Cherokee Counties.

Through the Manufacturing Skill Standards Council (MSSC), the Spartanburg Community College offers 100% free class tuition for up to 35 students for the Certified Logistics Technician course. They also offer 100% free class tuition for up to 26 qualified individuals for the Production Technician Certification. MSSC is an industry-led training, assessment and certification system focused on the core skills needed by production and material handling workers.

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

No

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

Not Applicable.

MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute housing problems: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Of occupied housing units in the City 0.5% lack complete plumbing facilities, 1.4% lack complete kitchen facilities, 2.0% are overcrowded, and 35.4% are cost burdened.

For this section an area of concentration is any census tract with two or more housing problems that are substantially higher than the regional rate. Substantially higher means 2% lack complete plumbing, 3% lack complete kitchen facilities, 4% are overcrowded, or 50% are cost burdened. In the City of Spartanburg there are 2 census tracts with multiple housing problems concentrated.

45083020400 – Northside / Saxon Neighborhoods

- Overcrowding – 4.8%
- Cost Burden – 51.2%

45083020900 – Hampton Heights

- Lacks Complete Plumbing – 2.0%
- Lacks Complete Kitchen Facilities – 4.2%

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

Tract 45083020400 is located in the northwestern part of the city and has a high concentration of non-White residents (over 60%). This tract also has a concentration of low-income families (MHI of less than \$30,000).

Tract 45083020900 is located in the south-central area of the city and does not have a high concentration of non-White residents. This tract has a concentration of low-income families (MHI less than \$30,000)

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

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

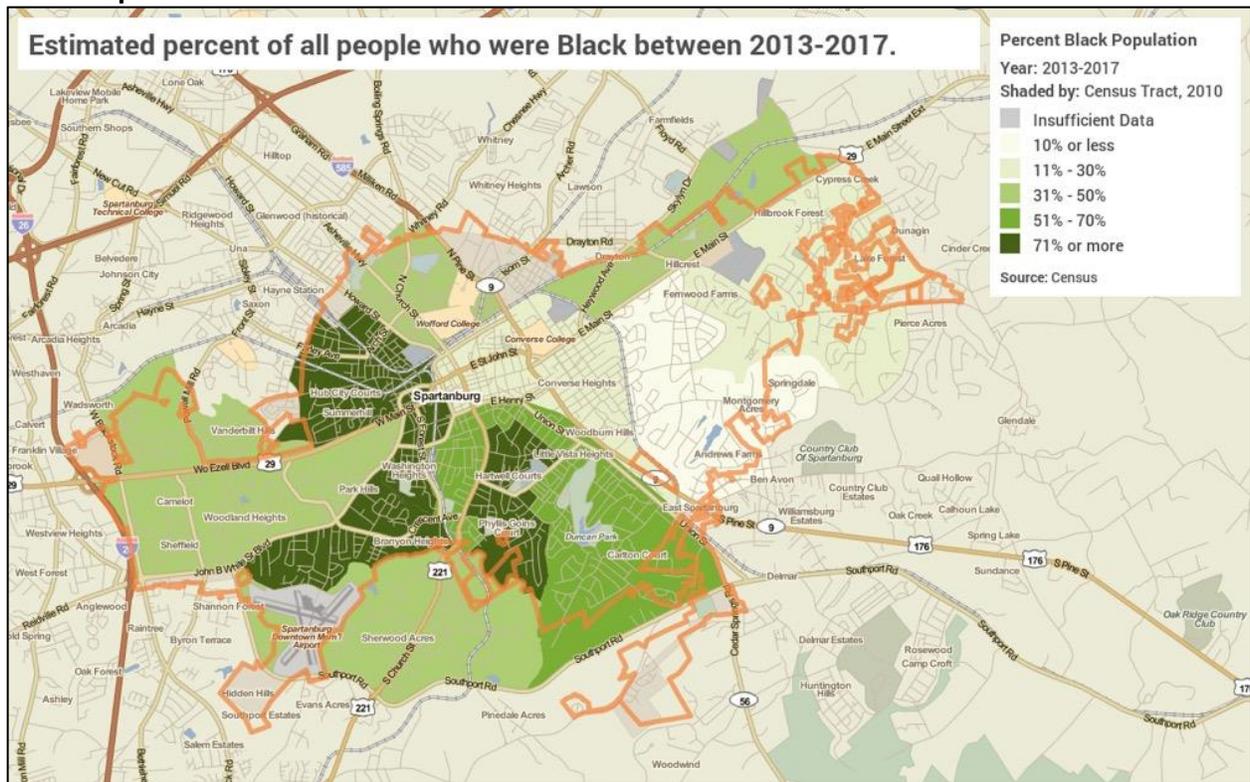
Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

Black Population



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Spartanburg's goals and objectives for housing and community development activities over the next five years. The City and its partners have developed a long-term strategy for revitalizing the City's many older and long neglected neighborhoods. Attention is also paid to low- and moderate-income households and special needs populations and any potential services that would improve their quality of life.

Target Geographies/Neighborhoods were identified where specific attention will be given over the five-year period. Specific goals for housing and community development activities have been identified for each neighborhood and appropriate funding will be allocated to these activities.

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

Geographic Area

Table 45 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
2	Area Name:	Highland Neighborhood
	Area Type:	Strategy Neighborhood
	Other Target Area Description:	Strategy Neighborhood
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.

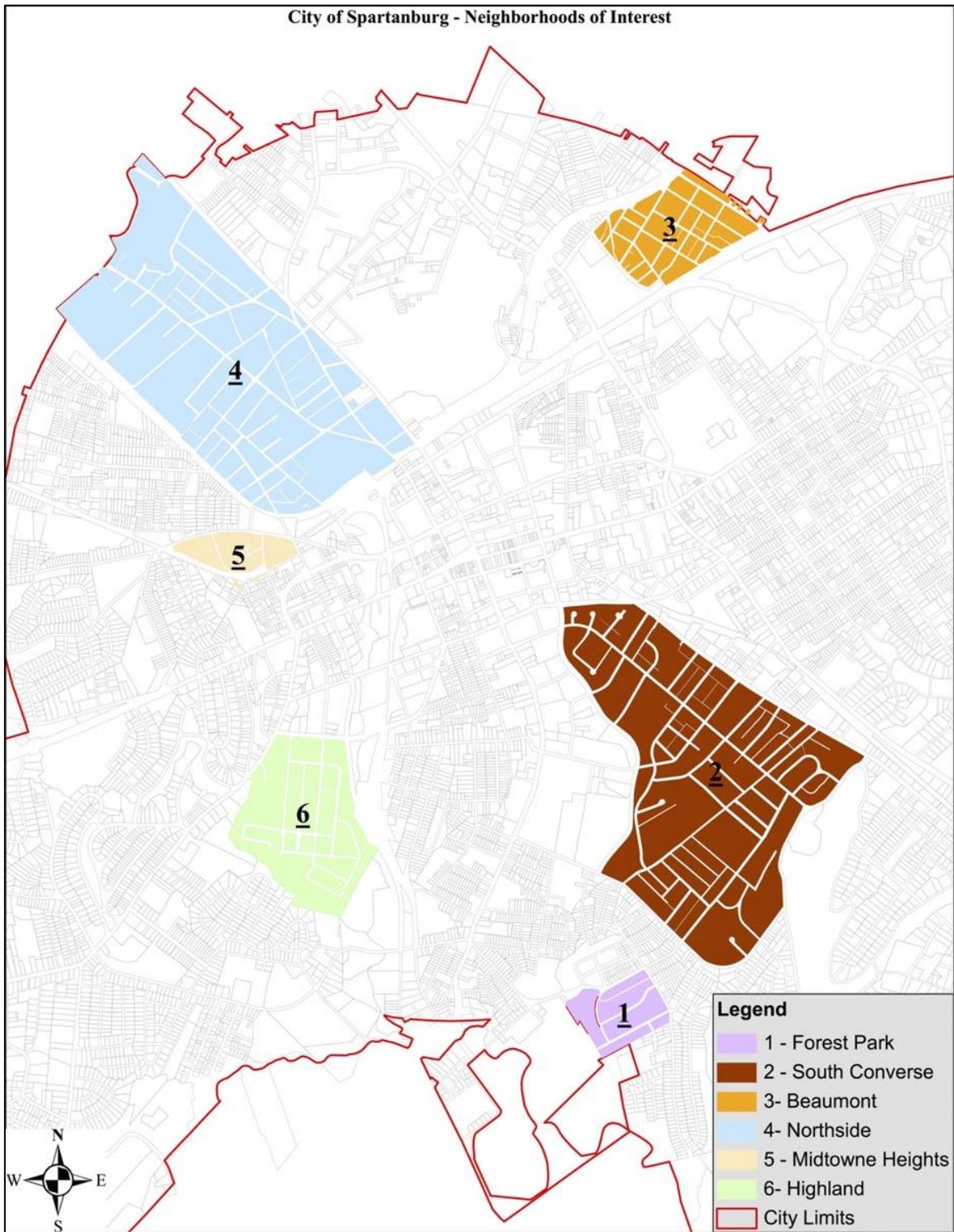
	Include specific housing and commercial characteristics of this target area.	The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded-up houses and commercial buildings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
	Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation
	What are the opportunities for improvement in this target area?	In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.
	Are there barriers to improvement in this target area?	The main barrier to further improvements in this target area is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.
3	Area Name:	Northside
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	8/15/2012
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached Target Geographies Map.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The area is mainly residential with small local churches scattered throughout with limited commercial enterprises located along main roads. The area has significant residential and commercial vacancy including many boarded-up houses and commercial buildings.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The Northside community has long been an area of focus for the City and its partners. The community was initially selected as a target area through collaborative efforts by the City staff, partner organizations, neighborhood stakeholders and City Council input. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.</p>
<p>Identify the needs in this target area.</p>	<p>The identifiable needs in this community include all or a combination of the following:</p> <ul style="list-style-type: none"> • Jobs • Job skills training • Public Transportation • Recreational opportunities • Access to health care • Assistance with housing repairs & rehabilitation
<p>What are the opportunities for improvement in this target area?</p>	<p>The Northside community has been plagued by substandard housing conditions in both residential and commercial buildings. The needed is for public assistance in bringing these dilapidated dwellings and commercial structures both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>While the City is leveraging additional resources including a HUD - Choice Neighborhood Planning Grant, the main barrier to further, or at least more rapid, improvements in this community is the lack of adequate funding sources in addition to the existing HOME & CDBG allocation.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

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



Target Areas Map

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

Priority Needs

1	Priority Need Name	Expand and Improve Public Infrastructure and Facilities
	Priority Level	High
	Population	Low- to Moderate-income Households
	Geographic Areas Affected	City-wide Highland Neighborhood Northside Community
	Associated Goals	1A Expand Public Infrastructure 1B Improve Public Infrastructure Capacity 1C Improve Access to Public Facilities
	Description	Infrastructure and public facilities improvements may include senior/neighborhood centers, parks, enhanced road infrastructure and the installation of ADA curb cuts and sidewalks for safety in low- to moderate-income areas.
	Basis for Relative Priority	The expansion and improvement of adequate public infrastructure and facilities is essential to addressing the needs of Spartanburg's low-income neighborhoods.
2	Priority Need Name	Preserve and Develop Affordable Housing
	Priority Level	High
	Population	Low- to Moderate-income Households
	Geographic Areas Affected	City-wide Highland Neighborhood Northside Community
	Associated Goals	2A Provide for Owner Occupied Housing Rehab 2B Increase Homeownership Opportunities 2C Reduce Slum & Blight in Residential Areas 2D Increase Affordable Rental Housing Opportunities
	Description	The preservation of existing affordable housing units as well as the development of additional affordable housing, for both rental and homeownership opportunities, remains one of the highest priorities for the City's Housing and Community Development Department.
	Basis for Relative Priority	Affordable housing development, redevelopment and preservation is one of the greatest needs for the low-moderate income residents of Spartanburg.

3	Priority Need Name	Public Services and Quality of Life Improvements
	Priority Level	High
	Population	Low- to Moderate-income Households
	Geographic Areas Affected	City-wide Highland Neighborhood Northside Community
	Associated Goals	3A Provide Supportive Services for Special Needs Populations 3B Provide Vital Services for Low-to-Mod Income Households
	Description	Public Services offered by the city and partner non-profit organizations provide for vital and essential services for low- and moderate-income households and families throughout the jurisdiction. The City will continue to allocate CDBG funding for these services and strives to continue improving and expanding these services.
	Basis for Relative Priority	Public service program development is a high priority as it will help with economic growth, education and improve living situations of LMI individuals and households throughout the City.

Table 46 – Priority Needs Summary

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Spartanburg does not provide TBRA as HOME funds have been prioritized elsewhere.
TBRA for Non-Homeless Special Needs	The City of Spartanburg does not provide TBRA as HOME funds have been prioritized elsewhere.
New Unit Production	New affordable homes are needed in the City. The percentage of homeowners who are cost-burdened increased from 22.3% to 37.8% in Spartanburg from 2000 to 2017. For renters the trends are similar. The number of cost burdened renters grew from 2,996 in 2000 to 3,814 in 2017, or from 37.5% of the total renter households to 48.2%. The production of new affordable homes can help.
Rehabilitation	Owner occupied housing rehabilitation and rental rehab are key areas of focus for the City. The relatively large number of housing units that are old and aging remains a concern. Approximately 79% of owner-occupied units 68% of renter-occupied units were built before 1980. That is a very high percentage of old homes in the City. Older housing units are more susceptible to higher maintenance, repairs and/or rehab, and lead-based paint hazards.
Acquisition, including preservation	The removal of slum and blight continues to be one of the highest priority needs for the City. Over the past two decades, the City's population has declined and thus there has been very little private sector driven new construction or redevelopment activities. Vacancy and neglect continue to plague many areas of the City. Therefore, the City will continue to acquire vacant and blighted residential and commercial structures throughout the City in an effort to remove slum and blight.

Table 47 – Influence of Market Conditions

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

Introduction

The City of Spartanburg is an entitlement community that receives federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding from the U.S. Department of Housing and Urban Development (HUD). The CDBG and HOME program funds are the only formula entitlement grant funds the City of Spartanburg receives directly from HUD.

The City of Spartanburg anticipates an annual allocation for CDBG funds of approximately \$675,002 for each year of the Five-Year Consolidated Plan period. For HOME funds, the City anticipates an annual allocation of approximately \$208,241 for each year of the Five-Year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	675,002	0	0	675,002	2,700,008	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	208,241	0	0	208,241	832,964	

Table 48 - Anticipated Resources

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

At this time, the City of Spartanburg does not receive additional resources directly, but partners with agencies that receive funding from other state or local sources. These match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded with CDBG or HOME funds. In addition, on a yearly basis, City staff monitor each Subrecipient and matched/leveraged funds is asked. Staff reviews each file's documentation and also requests a copy of the organization's audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, a yearly meeting is held for all Subrecipients to inform and help them implement a successful program.

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

There are three community public facilities that are available to all residents of Spartanburg to meet the day-to-day needs of the community and to enhance quality of life. These public facilities are:

C.C. Woodson Community Center: This center is a 27,000-square-foot facility that offers a variety of services and activities for people of all ages and interests. Activities include, a basketball gym, outdoor pool, community room, learning center, senior lounge, teen center and health and wellness room.

Northwest Community Center: This center offers a wide range of indoor and outdoor recreational, educational and social programs and activities for all ages, including: after-school programs, athletics, karate classes, summer day camps, computer literacy programs, reading programs, and more.

James D. Thornton Activity Center: This center provides programming for youth, adults and seniors. The center can also be reserved for private events.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Spartanburg	Government	Housing Public Services	Jurisdiction
Spartanburg Housing Authority	PHA	PHA Housing	Jurisdiction
United Housing Connections	COC	Homelessness	Region
Tri-County Veterans Resource Center	Nonprofit	Public Services	Jurisdiction
Miracle Hill Ministries	Nonprofit	Public Services Homelessness	Jurisdiction
Highland Neighborhood Association	Nonprofit	Planning	Jurisdiction
Urban League of the Upstate	Nonprofit	Public Services	Jurisdiction
Spartanburg School District 7	Departments and agencies	Public Services	Jurisdiction
SPIHN	Nonprofit	Public Services Homelessness	Jurisdiction
Adult Learning Center Inc.	Nonprofit	Public Services	Jurisdiction
Homes of Hope, Inc	Nonprofit	Housing	Jurisdiction
SC Works Greater Upstate	Departments and agencies	Public Services Economic Development	Jurisdiction
First Presbyterian Church	Nonprofit	Public Services Homelessness	Jurisdiction
Upstate Forever	Nonprofit	Public Services	Jurisdiction
Spartanburg County Veterans Affairs	Departments and agencies	Public Services	Jurisdiction
United Way of the Piedmont	Nonprofit	Public Services Homelessness	Jurisdiction
Habitat for Humanity of Spartanburg	Nonprofit	Housing	Jurisdiction
Regenesys	Nonprofit	Public Services	Jurisdiction
Spartanburg Mental Health Center	Departments and agencies	Public Services Homelessness	Jurisdiction
New Horizons	Nonprofit	Public Services Homelessness	Jurisdiction
Butterfly Foundation	Nonprofit	Public Services Homelessness	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
South Carolina Department of Health and Environmental Control	Departments and agencies	Public Services	Region

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City currently enjoys a large network of nonprofits, agencies, contractors and developers that are vital to the implementation of meeting the priority needs identified in the Consolidated Plan. Through this network the various needs of LMI households, the special needs population and citizens in general are addressed as best as possible.

In the past, acquiring the services of a qualified Community Housing Development Organization (CHDO) to work within the City has been difficult. A CHDO is a private nonprofit, community-based, service organization that has, or intends to obtain, staff with the capacity to develop affordable housing for the community it serves. With the current HOME fund allocation, the City is limited in the affordable housing services it can deliver annually.

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

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

Table 50 - Homeless Prevention Services Summary

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

The City of Spartanburg supports United Housing Connections (UHC), which is the lead organization in the Continuum of Care (COC) in the region and also provides coordination on homeless programs and initiatives in the City. The COC is responsible for planning and coordination of programs and service delivery systems in the region to assist the needs of homeless persons through local homeless services and housing providers.

Below is a list of nonprofits and agencies, and their services and activities with the homeless and individuals and households at-risk of becoming homeless:

PATH workers through the Spartanburg Mental Health Center, will do street outreach to homeless people and provide them with crisis services, medication services, counseling sessions in the field or in the office, nursing appointments, and random drug screens.

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

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

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

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

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

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

As the local Continuum of Care (COC) serving the region, United Housing Connections (UHC) coordinates with many partner organizations and agencies that work to meet the needs of the homeless population in the City of Spartanburg. The City also works with a large network of partners and nonprofits to meet the needs of its special needs population.

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

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

The City of Spartanburg will continue to actively play a role in leading, monitoring and providing technical assistance to the nonprofits and organizations that help to service the citizens of the City.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Expand Public Infrastructure	2019	2023	Non-housing Community Development	City Wide Northside Highland Neighborhood	Expand & Improve Public Infrastructure & Facilities	CDBG: \$675,000	TBD
2	1B Improve Public Infrastructure Capacity	2019	2023	Non-housing Community Development	City Wide Northside Highland Neighborhood	Expand & Improve Public Infrastructure & Facilities	CDBG: \$1,800,010	TBD
3	1C Improve Access to Public Facilities	2019	2023	Non-housing Community Development	City Wide Northside Highland Neighborhood	Expand & Improve Public Infrastructure & Facilities	CDBG: \$1,800,010	TBD
4	2A Provide for Owner Occupied Housing Rehab	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$675,000 HOME: \$104,120	TBD
5	2B Increase Homeownership Opportunities	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$675,000 HOME: \$104,120	TBD

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	2C Reduce Slum & Blight in Residential Areas	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$1,275,000 HOME: \$0	TBD
7	2D Increase Affordable Rental Housing Opportunities	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$675,000 HOME: \$937,085	TBD
8	3A Provide Supportive Services for Special Needs Populations	2019	2023	Non-Homeless Special Needs	City Wide Northside Highland Neighborhood	Public Services & Quality of Life Improvements	CDBG: \$1,050,000	TBD
9	3B Provide Vital Services for Low-to-Mod Income Households	2019	2023	Non-Homeless Special Needs	City Wide Northside Highland Neighborhood	Public Services & Quality of Life Improvements	CDBG: \$1,050,000	TBD

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	1A Expand Public Infrastructure
	Goal Description	Expand public infrastructure through activities for low- and moderate-income persons and households.
2	Goal Name	1B Improve Public Infrastructure Capacity
	Goal Description	Improve public infrastructure capacity through activities for low- and moderate-income persons and households.

3	Goal Name	1C Improve Access to Public Facilities
	Goal Description	Improve access to public facilities that will benefit LMI persons and households.
4	Goal Name	2A Provide for Owner Occupied Housing Rehab
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction.
5	Goal Name	2B Increase Homeownership Opportunities
	Goal Description	Increase homeownership opportunities through the development of new housing for homeownership.
6	Goal Name	2C Reduce Slum & Blight in Residential Areas
	Goal Description	Reduce slum and blight in target residential areas through demolition of buildings and housing code enforcement and foreclosed property care.
7	Goal Name	2D Increase Affordable Rental Housing Opportunities
	Goal Description	Increase affordable rental housing opportunities in target areas through rental units constructed and rental units rehabilitated.
8	Goal Name	3A Provide Supportive Services for Special Needs Populations
	Goal Description	Provide supportive services for special needs populations in the jurisdiction.
9	Goal Name	3B Provide Vital Services for Low-to-Mod Income Households
	Goal Description	Provide vital services for LMI persons and households.

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

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

It is the policy of the Spartanburg Housing Authority (SHA) to comply with Section 504 of the Rehabilitation Act and the Federal Fair Housing Act to provide reasonable accommodations and modifications upon the request to all applicants, residents, and employees with disabilities. SHA is an equal housing opportunity provider and does not discriminate against applicants and/or residents with disabilities. It is the policy of the housing authority to provide reasonable accommodations and/or modifications to applicants or residents who have a disability to be able to fully use and enjoy their apartment and the apartment community. In accordance with Section 504, reasonable accommodations will be made for individuals with handicaps or disabilities (applicants or residents). Such accommodations may include changes in the method of administering policies, procedures, or services.

SHA also administers the HCV program. These vouchers are available to families with a disability, and vouchers can be used in the private market where persons with a disability will have more options to find units that can accommodate their unique situation.

Activities to Increase Resident Involvements

SHA Resident Councils help to ensure a high quality of life for residents in the community by working closely in cooperation with the management staff. In addition, the Council Officers are the leaders in the community and foster civic engagement and neighborhood involvement.

Each SHA property with a community center has an active Resident Council. All head of households and other residents over the age of 18 are automatically a member of the Council. The officers are elected bi-annually by the residents. The Resident Councils hold monthly meetings in the neighborhood community rooms. The officers coordinate neighborhood events such as National Night Out and Back to School Events, as well as leading the volunteer initiative and the Neighborhood Community Watch program, if the residents desire. Resident councils also assist in offering programs for residents to become self-sufficient.

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

No

Plan to remove the ‘troubled’ designation

Not Applicable

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

Barriers to Affordable Housing

Although public policies are made with the intention to positively address the needs of citizens in a jurisdiction, there are times where they may have an unforeseen negative effect on certain aspects of the community, which in this case is affordable housing and residential investment. Public policies that affect affordable housing and residential investment negatively, in turn becomes a barrier to creating affordable housing in the area. Affordable housing and public and private residential investments are key components in furthering fair housing in any community.

To identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees affirmatively further fair housing. The primary tool communities have for identifying contributing factors that lead to negative effects on the community is the Analysis of Impediments of Fair Housing Choice (AI).

In 2019, the City of Spartanburg, in partnership with the County and the Spartanburg Housing Authority came together to carry out the Joint Analysis of Impediments of Fair Housing Choice, which identified six impediments to fair housing in the County along with a table listing their associated contributing factors. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. Recommended activities to address the contributing factors were also provided, along with goals, timelines, and responsible parties.

Full details of the fair housing impediments can be viewed in the 2019 Joint AI. A list of the identified impediments is shown below:

Impediment #1: Lack of Geographic Diversity in Affordable Housing Choices

Impediment #2: Neighborhoods Need Place-Based Community Investments

Impediment #3: Need for Continued and Expanded Fair Housing Activities

Impediment #4: Affordable Housing Planning Lacks Equity Focus

Impediment #5: Limited Housing Options for People with Disabilities

Impediment #6: Weak Job-Transit Connections

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The greatest barrier to affordable housing within the City of Spartanburg is the lack of affordable homes, in particular rental units in the area. The percentage of homeowners who are cost-burdened increased from 22.3% to 37.8% in Spartanburg from 2000 to 2017. For renters the trends are similar. The number of cost burdened renters grew from 2,996 in 2000 to 3,814 in 2017, or from 37.5% of the total renter households to 48.2%.

To that end, the City is working with its area partners and the Spartanburg Housing Authority to develop new rental units as well as to rehabilitate rental housing units that are in need of significant rehab. By bringing new units into the market place as well as providing for the preservation of existing units, the City will maintain, or increase, the affordable housing supply and thus keep rent rates as low as possible.

SP-60 Homelessness Strategy – 91.215(d)

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

At this time, the City of Spartanburg does not have a specific Homelessness Strategy, but it supports the efforts of United Housing Connections (UHC), the lead agency for the Continuum of Care (COC).

UHC prioritizes street outreach services, which includes working to engage persons experiencing homelessness through a presence at the local soup kitchen, on the street, and at the public library. Information is also provided to local churches and service providers which identify homeless programs available and contact information.

UHC works with from the centralized Homeless Management Information System (HMIS) and intakes into the Coordinated Entry System to provide important details of individuals and families experiencing homelessness. This will help inform programs and agencies of the needs and recommended housing interventions for this population in Spartanburg.

HMIS is the local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. The Coordinated Entry System is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

Addressing the emergency and transitional housing needs of homeless persons

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

UHC offers transitional housing for families in Spartanburg. Homeless persons in emergency and transitional housing in the City of Spartanburg have access to all programs and services offered through the COC.

There are five beds through the Butterfly Foundation that are designated for chronically homeless people. The Butterfly Foundation also houses homeless families. Services include case management. There is also a culinary arts program that trains homeless people to be professional cooks. After training, the graduates are placed in restaurants.

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 COC is always working to help homeless individuals and families quickly transition to permanent housing and independent living. For the purpose, the COC's goals to increase housing options and improve housing stability for homeless populations include:

- Engage PHA's whose policies restrict opportunities for families to obtain housing; seek priority for homeless persons to obtain HCV;
- work with state agencies to increase rental assistance for family CH populations e.g., rental assistance is now a part of SC Dept of Mental Health budget;
- increase affordable housing by seeking legislative changes to SC's housing trust fund;
- work with non-homeless providers to increase the number, availability, and affordability of early childhood centers and day-cares; and
- continue to create new job training programs."

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

The COC has partnership to and ongoing communication with public institutions and systems of care in the City of Spartanburg. Some of these organizations include, but are not limited to Access Health, New Horizon Family Health Services, Spartanburg Mental Health, Hope Center for Children, able South Carolina, McKinney-Vento liaisons in the public schools, SC Department of Social Services, and local law enforcement.

Through these partnerships, the COC is able to identify persons and families who are at-risk of homelessness and connect them to available resources. These families may receive emergency assistance with rental and/or utility payments, referrals to income-based rental options, and applications for public benefits for which they may be eligible.

Below are a few highlights of help in the City for low-income families to avoid becoming homeless:

The SC Department of Social Services and Butterfly Foundation, have staff trained to enroll people for mainstream services through the South Carolina Benefit Bank.

The Spartanburg Mental Health Center, via the Soar Program, has staff who will help homeless people

with mental illness to start receiving Social Security assistance.

PATH workers at the Spartanburg Mental Health Center conduct street outreach to homeless people and provide them with crisis services, medication services, counseling sessions in the field or in the office, nursing appointments.

SC Works provides work search and job training opportunities. This is not limited to homeless individuals, but they can take advantage of the SC Works programs.

SC Legal Services can help with prevention of homelessness when legal work is needed to prevent eviction or foreclosure.

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

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

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

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

For additional information about Lead-Based Paint, residents may call the Spartanburg County Health Department's Environmental Quality Control Office. Pamphlets and disclosures are available through the Health Department and additional information may also be obtained via HUD's internet website at www.hud.gov/lea/leadhelp.html.

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

According to the 2013-2017 ACS, there were a total of 13,223 housing units in the City that were built in 1979 or earlier. That represents 73.4% of all the housing units in the City. As the majority of housing is of pre-1978 dwellings, the City will require that all housing programs follow LBP hazards regulations as required by HUD. The City and its partners fully abate all LBP hazards as part of housing rehab programs. Likewise, as part of the demolition process, all lead paint and materials are properly handled, transported and disposed of.

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

Lead based paint abatement procedures are part of all housing programs including acquisition & demolition, and homeowner and renter housing rehabilitation. Furthermore, the South Carolina Department of Health and Environmental Control (SCDHEC) has a specific set of procedures that must be followed for abatement and disposal of all LBP materials. It is the policy of the City that both the Federal guidelines and the DHEC guidelines are followed in every situation.

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

When conducting monitoring, the following steps are followed:

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

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

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

Action Plan

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

Introduction

The City of Spartanburg is an entitlement community that receives federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding from the U.S. Department of Housing and Urban Development (HUD). The CDBG and HOME program funds are the only formula entitlement grant funds the City of Spartanburg receives directly from HUD.

The City of Spartanburg anticipates an annual allocation for CDBG funds of approximately \$675,002 for each year of the Five-Year Consolidated Plan period. For HOME funds, the City anticipates an annual allocation of approximately \$208,241 for each year of the Five-Year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	675,002	0	0	675,002	2,700,008	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	208,241	0	0	208,241	832,964	

Table 52 - Expected Resources – Priority Table

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

At this time, the City of Spartanburg does not receive additional resources directly, but partners with agencies that receive funding from other state or local sources. These match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded with CDBG or HOME funds. In addition, on a yearly basis, City staff monitor each Subrecipient and matched/leveraged funds is asked. Staff reviews each Subrecipient’s documentation and also requests a copy of the organization's audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, a yearly meeting is held for all Subrecipients to inform and help them implement a successful program.

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

There are three community public facilities that are available to all residents of Spartanburg to meet the day-to-day needs of the community and to enhance quality of life. These public facilities are:

C.C. Woodson Community Center: This center is a 27,000-square-foot facility that offers a variety of services and activities for people of all ages and interests. Activities include, a basketball gym, outdoor pool, community room, learning center, senior lounge, teen center and health and wellness room.

Northwest Community Center: This center offers a wide range of indoor and outdoor recreational, educational and social programs and activities for all ages, including: after-school programs, athletics, karate classes, summer day camps, computer literacy programs, reading programs, and more.

James D. Thornton Activity Center: This center provides programming for youth, adults and seniors. The center can also be reserved for private events.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Outcome Indicator
1	1A Expand Public Infrastructure	2019	2023	Non-housing Community Development	City Wide Northside Highland Neighborhood	Expand & Improve Public Infrastructure & Facilities	CDBG: \$135,000	TBD
2	1B Improve Public Infrastructure Capacity	2019	2023	Non-housing Community Development	City Wide Northside Highland Neighborhood	Expand & Improve Public Infrastructure & Facilities	CDBG: \$360,002	TBD
3	1C Improve Access to Public Facilities	2019	2023	Non-housing Community Development	City Wide Northside Highland Neighborhood	Expand & Improve Public Infrastructure & Facilities	CDBG: \$360,002	TBD
4	2A Provide for Owner Occupied Housing Rehab	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$135,000 HOME: \$20,824	TBD
5	2B Increase Homeownership Opportunities	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$135,000 HOME: \$20,824	TBD

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Outcome Indicator
6	2C Reduce Slum & Blight in Residential Areas	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$255,000	TBD
7	2D Increase Affordable Rental Housing Opportunities	2019	2023	Affordable Housing	City Wide Northside Highland Neighborhood	Preserve & Develop Affordable Housing	CDBG: \$135,000 HOME: \$187,417	TBD
8	3A Provide Supportive Services for Special Needs Populations	2019	2023	Non-Homeless Special Needs	City Wide Northside Highland Neighborhood	Public Services & Quality of Life Improvements	CDBG: \$210,000	TBD
9	3B Provide Vital Services for Low-to-Mod Income Households	2019	2023	Non-Homeless Special Needs	City Wide Northside Highland Neighborhood	Public Services & Quality of Life Improvements	CDBG: \$210,000	TBD

Goal Descriptions

1	Goal Name	1A Expand Public Infrastructure
	Goal Description	Expand public infrastructure through activities for low- and moderate-income persons and households.
2	Goal Name	1B Improve Public Infrastructure Capacity
	Goal Description	Improve public infrastructure capacity through activities for low- and moderate-income persons and households.

3	Goal Name	1C Improve Access to Public Facilities
	Goal Description	Improve access to public facilities that will benefit LMI persons and households.
4	Goal Name	2A Provide for Owner Occupied Housing Rehab
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction.
5	Goal Name	2B Increase Homeownership Opportunities
	Goal Description	Increase homeownership opportunities through the development of new housing for homeownership.
6	Goal Name	2C Reduce Slum & Blight in Residential Areas
	Goal Description	Reduce slum and blight in target residential areas through demolition of buildings and housing code enforcement and foreclosed property care.
7	Goal Name	2D Increase Affordable Rental Housing Opportunities
	Goal Description	Increase affordable rental housing opportunities in target areas through rental units constructed and rental units rehabilitated.
8	Goal Name	3A Provide Supportive Services for Special Needs Populations
	Goal Description	Provide supportive services for special needs populations in the jurisdiction.
9	Goal Name	3B Provide Vital Services for Low-to-Mod Income Households
	Goal Description	Provide vital services for LMI persons and households.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects have been approved by City Council for the FY 2019 Annual Action Plan.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Housing Programs
3	CDBG: Slum & Blight Removal
4	CDBG: Public Facilities & Infrastructure
5	CDBG: Public Services
6	HOME: Administration
7	HOME: CHDO Reserves
8	HOME: Non-CHDO Development Activities

Table 53 – Project Information

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

The expansion and improvement of adequate public infrastructure and facilities is essential to addressing the needs of Spartanburg’s low-income neighborhoods.

Affordable housing development, redevelopment and preservation is one of the greatest needs for the low-moderate income residents of Spartanburg.

Public service program development is a high priority as it will help with economic growth, education and improve living situations of LMI individuals and households throughout the City.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration
	Target Area	Citywide
	Goals Supported	1A, 1B, 1C, 2A, 2B, 2C, 2D, 3A, 3B
	Needs Addressed	1, 2, & 3
	Funding	CDBG: \$135,000
	Description	Administration of the City's CDBG program for the 2019 program year.
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Neighborhood Services Administration - \$110,000 Highland Planning - \$15,000 Neighborhood Training - \$10,000
2	Project Name	CDBG: Housing Programs
	Target Area	Citywide
	Goals Supported	2A
	Needs Addressed	2
	Funding	CDBG: \$120,000
	Description	Administration of the owner-occupied housing rehab program as well as code enforcement efforts in LMI areas.
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide with focus in LMI areas
	Planned Activities	Owner occupied housing rehab administration and code enforcement

3	Project Name	CDBG: Slum & Blight Removal
	Target Area	LMI areas including Highland & Northside neighborhoods
	Goals Supported	2C
	Needs Addressed	2
	Funding	CDBG: \$120,000
	Description	Removal of slum in blight in LMI neighborhoods to improve neighborhood appeal and reduce health and safety concerns.
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	LMI areas including Highland & Northside neighborhoods
	Planned Activities	Slum and blight removal including demolition of residential structures
4	Project Name	CDBG: Public Facilities & Infrastructure
	Target Area	LMI areas including but not limited to Highland and Northside neighborhoods
	Goals Supported	1B
	Needs Addressed	1
	Funding	CDBG: \$225,002
	Description	Expansion and improvements of public facilities and infrastructure
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	LMI areas throughout the City of Spartanburg
	Planned Activities	Infrastructure improvements
5	Project Name	CDBG: Public Services
	Target Area	Citywide
	Goals Supported	3A, 3B

	Needs Addressed	3
	Funding	CDBG: \$75,000
	Description	Delivery of vital public services for individuals with special needs as well as low to moderate income households throughout the City of Spartanburg.
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide based on program and participant eligibility
	Planned Activities	[INSERT PUBLIC SERVICE AGENCIES]
6	Project Name	HOME: Administration
	Target Area	Citywide
	Goals Supported	2A, 2B, 2D
	Needs Addressed	2
	Funding	HOME: \$20,824
	Description	Administration of the City's HOME Program for the 2019 program year.
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	Administration of the City's HOME Program
7	Project Name	HOME: CHDO Reserve Activities
	Target Area	Citywide
	Goals Supported	2A, 2B, 2D
	Needs Addressed	2
	Funding	HOME: \$35,000

	Description	CHDO eligible development activities which may include the acquisition and rehabilitation or new construction of affordable housing for either homeownership or affordable rental opportunities for LMI individuals and households.
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	CHDO eligible development activities
8	Project Name	HOME: Non-CHDO Development Activities
	Target Area	Citywide
	Goals Supported	2A, 2B, 2D
	Needs Addressed	2
	Funding	HOME: \$152,417
	Description	This project may include activities for the preservation of owner-occupied housing as well as the property acquisition and rehabilitation or new construction of affordable housing for either homeownership or affordable rental opportunities for LMI individuals and households.
	Target Date	July 1, 2019 – June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	To be determined.

AP-50 Geographic Distribution – 91.220(f)

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

The City will continue to provide the majority of CDBG & HOME funding to general activities serving the entire jurisdiction. However, in the coming year the City will be providing funding for specific projects primarily focused in two neighborhoods 1) the Northside Community and 2) Highland Park. The Northside is a general area of the City and less of a specifically defined neighborhood. This area has long been neglected as is evident by the high number of vacant and dilapidated commercial and residential structures. The City is working with several non-profit organizations in the area to complete a HUD funded Choice Neighborhood Planning Grant in anticipation of receiving a Choice Neighborhood Implementation Grant. Thus, significant funding and planning efforts are being focused in the Northside. Additionally, the City will be constructing a new Activity/Community Center in the existing Stewart Park which is located in the Highland Park neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	TBD
Northside	TBD
Highland Neighborhood	TBD

Table 54 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

1. CHDO Reserve Actives
2. Non-CHDO Housing Activities

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

Table 55 - One Year Goals for Affordable Housing by Support Requirement

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

Table 56 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

Not Applicable

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

Introduction

Due to very limited CDBG funding, the City of Spartanburg is not able to provide significant funding for homeless services. At this time, the City does not have a specific Homelessness Strategy, but it supports the efforts of United Housing Connections (UHC), the lead agency for the Continuum of Care (COC).

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

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

UHC prioritizes street outreach services, which includes working to engage persons experiencing homelessness through a presence at the local soup kitchen, on the street, and at the public library. Information is also provided to local churches and service providers which identify homeless programs available and contact information.

UHC works with from the centralized Homeless Management Information System (HMIS) and intakes into the Coordinated Entry System to provide important details of individuals and families experiencing homelessness. This will help inform programs and agencies of the needs and recommended housing interventions for this population in Spartanburg.

HMIS is the local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. The Coordinated Entry System is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

When funding permits, Spartanburg will continue to dedicate funding to the operations and expansion of existing emergency shelters throughout the community. Whenever possible, the City provides CDBG public service funding to the UHC to support their ongoing programs and operations.

UHC offers transitional housing for families in Spartanburg. Homeless persons in emergency and transitional housing in the City of Spartanburg have access to all programs and services offered through the COC.

There are five beds through the Butterfly Foundation that are designated for chronically homeless people. The Butterfly Foundation also houses homeless families. Services include case management. There is also a culinary arts program that trains homeless people to be professional cooks. After training, the graduates are placed in restaurants.

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 COC is always working to help homeless individuals and families quickly transition to permanent housing and independent living. For the purpose, the COC's goals to increase housing options and improve housing stability for homeless populations include:

- Engage PHA's whose policies restrict opportunities for families to obtain housing; seek priority for homeless persons to obtain HCV;
- work with state agencies to increase rental assistance for family CH populations e.g., rental assistance is now a part of SC Dept of Mental Health budget;
- increase affordable housing by seeking legislative changes to SC's housing trust fund;
- work with non-homeless providers to increase the number, availability, and affordability of early childhood centers and day-cares; and
- continue to create new job training programs."

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

The COC has partnership to and ongoing communication with public institutions and systems of care in the City of Spartanburg. Some of these organizations include, but are not limited to Access Health, New Horizon Family Health Services, Spartanburg Mental Health, Hope Center for Children, able South Carolina, McKinney-Vento liaisons in the public schools, SC Department of Social Services, and local law enforcement.

Through these partnerships, the COC is able to identify persons and families who are at-risk of homelessness and connect them to available resources. These families may receive emergency assistance with rental and/or utility payments, referrals to income-based rental options, and applications for public benefits for which they may be eligible.

Below are a few highlights of help in the City for low-income families to avoid becoming homeless:

The SC Department of Social Services and Butterfly Foundation, have staff trained to enroll people for mainstream services through the South Carolina Benefit Bank.

The Spartanburg Mental Health Center, via the Soar Program, has staff who will help homeless people with mental illness to start receiving Social Security assistance.

PATH workers at the Spartanburg Mental Health Center conduct street outreach to homeless people and provide them with crisis services, medication services, counseling sessions in the field or in the office, nursing appointments.

SC Works provides work search and job training opportunities. This is not limited to homeless individuals, but they can take advantage of the SC Works programs.

SC Legal Services can help with prevention of homelessness when legal work is needed to prevent eviction or foreclosure.

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

Introduction:

In 2019, The City of Spartanburg, in partnership with the County and the Spartanburg Housing Authority came together to carry out the Joint Analysis of Impediments of Fair Housing Choice, which identified six impediments to fair housing in the County along with a table listing their associated contributing factors. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. Recommended activities to address the contributing factors were also provided, along with goals, timelines, and responsible parties.

To the extent that members of protected classes such as minority groups, the elderly and persons who are disabled tend to have lower incomes, fair housing is related to affordable housing. A relative impediment to fair housing is affordable housing.

Full details of the fair housing impediments can be viewed in the 2019 Joint AI. A list of the identified impediments is shown below:

Impediment #1: Lack of Geographic Diversity in Affordable Housing Choices

Impediment #2: Neighborhoods Need Place-Based Community Investments

Impediment #3: Need for Continued and Expanded Fair Housing Activities

Impediment #4: Affordable Housing Planning Lacks Equity Focus

Impediment #5: Limited Housing Options for People with Disabilities

Impediment #6: Weak Job-Transit Connections

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

The 2019 Joint AI made recommended activities to address the impediments to fair housing choice in the City of Spartanburg and Spartanburg County. There were multiple contributing factors that led to barriers to affordable housing. To address these barriers, the AI outlined several actions that would work to remove these barriers to affordable housing in the City and the County. They were:

- A regular, ongoing campaign to reach and recruit new landlords into the HCV program should be designed by SHA and implemented with partnership from the City and County.

- The City and County should be supportive and accommodating of proposed LIHTC developments within their jurisdictions, providing letters of support or gap financing where possible and appropriate.
- New affordable housing development, whether by the SHA in its RAD conversions or the City and County with CDBG or HOME funds, should be given priority consideration when it will be located in an area that increases access to new types of opportunity.
- Fund agencies that provide homeownership preparation and financial counseling for first time homebuyers.
- Develop partnerships with credit counseling agencies to reach communities of color and build a pipeline of potential homebuyers.
- Meet with lenders and/or appraisers to inform them of goals for furthering fair housing and discuss lending barriers related to homeownership and community reinvestment in low-income neighborhoods.
- New affordable housing development, whether by the SHA in its RAD conversions or the City and County with CDBG or HOME funds, should be given priority consideration when it will be located in an area that increases access to new types of opportunity.
- As the City and County comprehensive plans are routinely updated, the community development/ neighborhood services staff at the City and County and the SHA should review the proposed housing element updates and comment to planning staff on any concerns related to equity of planning policies or development plans.
- Monitor and provide financial support for the efforts of existing community-based organizations in offering fair housing enforcement and education related to the rights of people with disabilities.

AP-85 Other Actions – 91.220(k)

Introduction:

The City is committed to improving the lives of its citizens, in particular LMI households and the special needs population through affordable housing, improvements to public infrastructure and facilities, public services and community development programs. In working to meet the needs of its citizens the City also carry out other actions as described in this section.

Actions planned to address obstacles to meeting underserved needs

The City will provide funding to a variety of public service organizations throughout the community. These partners and stakeholders are a vital asset to the City and its residents when it comes to providing services to those with typically underserved needs. Services include youth development programs and homeless prevention programs. The City supports public service organizations with direct funding as well as access to community facilities, which take the form of office space and meeting and event facilities.

Actions planned to foster and maintain affordable housing

The City will support the development and preservation of affordable housing by providing funding for owner occupied housing rehabilitation as well as eligible acquisition and rehabilitation activities funded with CDBG and/or HOME funding.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

The City's goals to address the priority needs in the City all work together to reduce the number of poverty level families in Spartanburg. Affordable housing programs are designed to increase the quantity and

quality of affordable housing throughout the City. Public infrastructure improvements will increase improve the quality of life of citizens and will invite investments into areas where there are unmet needs. Public services by City supported nonprofits and agencies will work to address poverty as well.

Actions planned to develop institutional structure

The City currently enjoys a large network of nonprofits, agencies and regional planning organizations that are vital to the implementation of meeting the priority needs identified in the Consolidated Plan. Through this network the various needs of LMI households, the special needs population and citizens in general are addressed as best as possible. The City will work closely with each CDBG subrecipient and also provided information on the guidelines of the program and federal and HUD regulations, as well as how to report outcomes. The City will continue to closely monitor HOME projects and work with its local CHDO, contractors and developers.

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

The City of Spartanburg will continue to coordinate efforts with the County and the Spartanburg Housing Authority to improve the lives of its citizens. It has already demonstrated this by working with the County and the housing authority to complete the Joint 2019 Analysis of Impediments to Fair Housing Choice with the County and PHA.

The City will also coordinate with United Housing Connections, the local COC, to address the needs of the homeless in the City.

Program Specific Requirements

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

Introduction:

This section is a summary of the program specific requirements for the CDBG and HOME program.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

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

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

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

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

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

Provision.

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

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

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

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

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

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

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name 2000 Census, 2013-2017 ACS</p> <hr/> <p>List the name of the organization or individual who originated the data set. US Census Bureau</p> <hr/> <p>Provide a brief summary of the data set. The US Census 2000 contains detailed tables presenting data for the United States, 50 states, the District of Columbia and Puerto Rico focusing on age, sex, households, families, and housing units. These tables provide in-depth figures by race and ethnicity. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <hr/> <p>What was the purpose for developing this data set? Census information affects the numbers of seats a state occupies in the U.S. House of Representatives. An accurate count of residents can also benefit the community. The information the census collects helps to determine how more than \$400 billion dollars of federal funding each year is spent on infrastructure and services. Among other things, Census data is used to advocate for causes, rescue disaster victims, prevent diseases, research markets, locate pools of skilled workers and more. ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <hr/> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The City of Spartanburg, SC</p> <hr/> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2000 Census, 2013-2017 ACS 5-Year Estimates</p> <hr/> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
2	<p>Data Source Name 2011-2015 CHAS</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Spartanburg, SC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2011-2015 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2013-2017 ACS 5-Year Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Spartanburg, SC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 ACS 5-Year Estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>2011-2015 ACS (Workers), 2015 LEHD (Jobs)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2011-2015 ACS and 2015 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Spartanburg, SC</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2011-2015 ACS (Workers), 2015 LEHD (Jobs)</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>HUD 2018 FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Spartanburg, SC HUD Metro FMR Area.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2018</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>