

# CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2020 – June 30, 2021



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

## **CR-05 - Goals and Outcomes**

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

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

The Neighborhood Services Division serves as the housing redevelopment arm of the City of Spartanburg and the lead agency for preparing the Consolidated Annual Performance and Evaluation Report (CAPER). The following is a summary of the activities, accomplishments, and challenges during the 2020-2021 program year using Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds. The City received an allocation of \$678,481.00 in CDBG entitlement funding and \$218,598.00 in HOME entitlement funding for the 2020-2021 program year.

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

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

Through the CARES ACT, The City of Spartanburg was also allocated \$732,826 CDBG-CV funds to prevent, prepare, and respond to COVID-19 under the CDBG program. The City incorporated those funds into their FY2020 Annual Action Plan and focused on the following projects to address the needs of low-moderate income households affected by COVID-19 in the community:

1. Economic Development
2. Public Facilities and Improvements
3. Public Services

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

The City made progress in its goal to remove slum and blight citywide. Due to code enforcement efforts, 3 dilapidated buildings were identified

to be condemned and demolished, along with increased collaboration with Neighborhood Services programs and partnering agencies. The removal of slum and blighted properties is essential to allow for future development of safe and affordable housing and improve overall neighborhood aesthetic and pride. The City of Spartanburg has continued its partnership with Christmas In Action (CIA) on their homeowner emergency repair program and have completed 7 owner-occupied rehabilitation projects in the program year. CIA primarily serves low-income households with elderly or disabled residents in the home. Through the HOME program, the City is continuing its efforts to work with local nonprofits and Community Housing Development Organizations to increase affordable housing units.

During the program year, construction has continued on '500 Northside Station', a 90-unit mixed income development project in the Northside neighborhood. In a private-public partnership including the Northside Development Group and The Spartanburg Housing Authority, the City has allocated CDBG and HOME funding toward the construction of 7 floating affordable rental units and infrastructure improvements on the site.

The City allocated funding to several Public Service organizations to increase accessibility and availability of resources to City residents. Nearly 300 low-moderate income households received direct assistance from partner agencies, and capacity building and organizational support allowed several agencies to better serve the community at large and prepare for future expansion of services to meet underserved needs. These services are vital to stabilizing and providing support toward a better quality of life for low-moderate income households.

Sub recipient organizations and services provided:

- The Bethlehem Center: After-school program for youth, ages 5-13
- HOPE Ministries: Transitional housing and life skills training for men
- SAFE Homes: Shelter and case management for victims of domestic abuse and rape.
- South Carolina Legal Services: Free legal services and advice for low-moderate income individuals
- the United Way of the Piedmont: Rental deposit assistance to low-moderate income households

The CDBG-CV funding has supported several programs and organizations in order to prevent, prepare for, and respond to COVID-19. The City supported the Opportunity Center in facility improvements in order to safely and efficiently serve individuals at-risk of or currently experiencing homelessness. Upgrades included laundry facilities, a space for minor medical needs, and protective features.

The City also partnered with Community Works, OneSpartanburg, and Spartanburg County to launch the Back the Burg Spartanburg Small

Business Relief Program, which assisted 11 Microbusinesses in the City of Spartanburg that were affected by COVID-19. Housing assistance was distributed by the Bethlehem Center and Regenesys for rental and mortgage arrears. Other organizations that serve low-moderate income populations were supported to adapt their operations and adhere to CDC and other COVID-19 restrictions and safety procedures, including the Bethlehem Center, H.O.P.E Ministries, SAFE Homes, GoForth Recovery, Spartanburg Soup Kitchen, and the City of Spartanburg Fire Department.

The City of Spartanburg is dedicated toward achieving its overall 2019-2023 Consolidated Plan Goals and Objectives and will continue to make progress in the upcoming program years, while also focusing on recovery and stabilization efforts for those communities and households affected by COVID-19.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Expand Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	16	0.16%	6000	16	0.27%

1B Improve Public Infrastructure Capacity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%			
1C Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$100000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%	2000	0	0.00%
2A Provide for Owner Occupied Housing Rehab	Affordable Housing	CDBG: \$ / HOME: \$25000	Homeowner Housing Rehabilitated	Household Housing Unit	50	0	0.00%	13	0	0.00%
2B Increase Homeownership Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
2B Increase Homeownership Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1	0	0.00%
2C Reduce Slum & Blight in Residential Areas	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	50	22	44.00%	8	3	37.50%

2D Increase Affordable Rental Hsg Opportunities	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	0	0		3	0	0.00%
2D Increase Affordable Rental Hsg Opportunities	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			
3A Provide Supportive Services for Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%			
3A Provide Supportive Services for Special Needs	Non-Homeless Special Needs	CDBG: \$	Businesses assisted	Businesses Assisted	0	0		20	0	0.00%
3B Provide Vital Services for LMI Households	Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$294188	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15100	0	0.00%			
3B Provide Vital Services for LMI Households	Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$294188	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		55	0	0.00%
3B Provide Vital Services for LMI Households	Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$294188	Businesses assisted	Businesses Assisted	0	0		20	7	35.00%

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

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

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

Even with the substantial progress the city has made with clearance and demolition of dilapidated building, a large stock of slum and blighted properties still remains citywide and continues to be a high-priority need to address. Contributing to Code Enforcement, staffing has allowed the City to more quickly and efficiently identify potential properties eligible for condemnation, resulting in the increase in clearance and demolition activities, as well as property rehabilitations by the owners after receiving notice of code violations.

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

The CDBG-CV funding was quickly allocated to prevent, prepare, and respond to COVID-19 in the City, with a focus on how to stabilize vulnerable populations in our community. This was addressed by partnering with local organizations, nonprofits, and other local governments to identify what needs to prioritize, and how to support efforts to provide relief in the most effective manner.

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

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

91.520(a)

	<b>CDBG</b>	<b>HOME</b>
White	41	0
Black or African American	222	18
Asian	0	4
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>264</b>	<b>22</b>
Hispanic	0	0
Not Hispanic	264	22

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

**Narrative**

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	678,481	326,792
HOME	public - federal	218,598	32,727
Other	public - federal	732,826	208,768

**Table 3 - Resources Made Available**

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	67	77	Code Enforcement / Rehab/ Public Services/ Homebuyer Assistance
Highland Neighborhood	4	5	Strategy Neighborhood; Planning
Northside	29	18	Infrastructure

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

### Narrative

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

## Leveraging

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

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

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

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

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

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

The City is utilizing excess HOME match from prior fiscal years to meet the required match amount. There is no current match contributions for the program year.

With CDBG-CV funds, Back the Burg Spartanburg Small Business Assistance Program was created through private funds through OneSpartanburg, and also federal and local funds through Spartanburg County and Community Works in order to launch a comprehensive and effective approach to supporting businesses affected by COVID-19. The City also leveraged

these funds with private funds to fully accomplish the necessary improvements and upgrades to the Opportunity Center to serve the most vulnerable populations during the pandemic.

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

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

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

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

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

Table 7 – Program Income

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

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

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

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

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

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

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

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2	0
Number of Non-Homeless households to be provided affordable housing units	16	5
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>18</b>	<b>5</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	4
Number of households supported through The Production of New Units	3	0
Number of households supported through Rehab of Existing Units	13	8
Number of households supported through Acquisition of Existing Units	2	0
<b>Total</b>	<b>18</b>	<b>12</b>

Table 12 – Number of Households Supported

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

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

While the City did not meet its goals for producing new units, discussions and planning with local nonprofits and CHDOs have continued and the City plans to meet these production goals in the next program year.

The City has also discussed a new engagement and communications strategy with Community Works in order to increase participation in the Homeowner Down Payment Assistance program to increase low-moderate income households access to affordable housing.

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

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

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

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	5	0
Low-income	11	0
Moderate-income	1	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**



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

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

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

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

The City of Spartanburg has fully dedicated the former Northwest Community Center building to the Opportunity Center, a homeless day center providing essential services and resources to any person seeking assistance in the community. Exclusive use of this building has allowed the Opportunity Center to restructure and rehabilitate the physical space, expand in services provided, and extend hours of operation as necessary. The United Way of the Piedmont and the City's Community Development AmeriCorp VISTA have been able to work more closely with the homeless population through this center, creating dedicated financial counseling centers, and creating a homeless workforce program. This location is a vital resource in connecting with the homeless population and addressing needs.

Facility improvements in the Opportunity Center with the use of CDBG-CV funds have allowed for this space and organization to more effectively meet both the immediate and long-term individual needs in order to reduce homelessness in the City and County of Spartanburg.

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

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

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

The City is in the planning phase with Angel's Charge Ministry to develop additional transitional housing units for women re-entering the community after incarceration.

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

In addition, Neighborhood Services Staff provides information and resources regarding other funding opportunities to any organization interested in increasing transitional and emergency shelter units to help meet this need.

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

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

Housing Assistance was provided to low-income households through CDBG-CV funding in order to prevent eviction and avoid becoming homeless. Rental, Mortgage, and Utility Assistance, was distributed through The Bethlehem Center and ReGenesis to applicants affected by COVID-19.

HOPE Ministries, as stated, focuses on helping individual men who have previously been through corrections programs and institutions and are now transitioning into self-sufficiency in society. In addition to the transitional housing unit, the organization provides a job training program, a variety of counseling and life-skills classes, and resource connections for those within and outside of the living facility. CDBG-CV funding helped stabilize the household operations due to a decrease in employment opportunities and income for the men living in the units during COVID-19.

The continued partnership with South Carolina Legal Services helps low-income households gain vital information regarding evictions and other housing matters. This organization has helped many low-income individuals understand the everchanging procedures and moratoriums set in place during COVID-19 to help reduce evictions and avoid homelessness.

The United Way of the Piedmont's 211 referral system serves as a starting point for all individuals seeking assistance and organizations to find available resources in the community. This streamlined

access allows a central location to be aware of priority needs that can be communicated to providers that may be able to help. The City of Spartanburg is dedicated to staying aware of all available resources to low-income residents to prevent homelessness and other hardships.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The United Way of the Piedmont's Housing Assistance Program has continued to provide rental security deposit assistance to low-income households and homeless families making the transition into more permanent housing. While many families have worked hard to be in a financial position to afford and secure rental units on a monthly basis, the additional rental and utility security deposits required upfront have proven to be a large barrier when initiating the transition to permanent housing and independent living. This assistance allows families to get settled in their unit and continue to build upon their financial stability to prevent future homelessness.

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

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

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

The Spartanburg Housing Authority (SHA) serves over 3,608 families under its various housing programs. SHA manages approximately 608 Public Housing units and 345 Non-PHA units located in sixteen (16) communities throughout the City of Spartanburg. SHA's Public housing comes in all sizes and types, from duplexes, garden style apartment and townhouses in various bedroom sizes to high-rise apartments for elderly families. SHA also has accessible units for individuals with disabilities.

The Housing Authority administers the Section 8 Rental Assistance Program, which provides subsidies for privately owned housing for eligible applicants in the Housing Authority's Service Area. SHA currently manages 2,655 Vouchers. Tenants are required to pay 30% of their income toward the rent and the Authority subsidizes the difference up to the Fair Market Rent established by the US Department of Housing and Urban Development (HUD) on an annual basis. Eligibility is based primarily on income and is established by HUD and adjusted annually.

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

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

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

Prince Hall, a Public Housing complex.

The City intends to continue partnerships with Spartanburg Housing and the United Way to improve landlord relations and communication regarding available resources and programs to improve the safety and quality of properties available in the Spartanburg Housing Voucher Program with referrals to the Lead-Hazard Reduction Program and CDBG Housing Rehab programs.

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

The City of Spartanburg partnered with Spartanburg Housing, the County of Spartanburg, Northside Development Group, Community Works, and the Spartanburg Association of Realtors to host a Home Buyer Seminar and Expo. This educational event focused on all aspects of buying a home, including the budgeting and planning to be prepared, what to expect when going through the process, and the maintenance and protection needed for the future. An open expo with vendors representing these different topics were available for one-on-one discussions and provided additional information and motivation to participate in homeownership. Flyers and communication strategies were used to promote this event to residents in public housing properties and the surrounding neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The City of Spartanburg, Neighborhood Services Department currently manages the Lead-Based Paint Hazard Reduction and Healthy Homes Grant. This grant will provide funding over the course of three years to reduce lead-based paint hazards in 42 homes in the City of Spartanburg for low-income households with children under the age of six, or a pregnant female, primarily living in the home. This program has so far been successful in assessing and reducing lead-based paint hazards for low-moderate income households in the City and continues to actively seek additional homes to participate, along with opportunities to educate and inform the community of the dangers of blood-lead poisoning amongst children and how to prevent this. All units completed and cleared through this program will be listed on the Neighborhood Services' Website under the Lead-Safe registry for public access.

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

The South Carolina DHEC is responsible for investigating lead poisoning in the City, though this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes being remodeled and are suspected to contain lead-based paint. These providers can be accessed through the local telephone directory or by calling 1-800-424-LEAD. The City's Building Department also assists DHEC during its construction inspection process. All housing units undergoing repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. If lead is present, an owner/tenant occupancy plan will be made, and residents will be relocated if necessary.

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

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

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

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

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

The City is an active member of the Opportunity Housing Collaborative, focused on identifying the housing and supportive services needed for every individual across the entire housing spectrum. During this program year, the Collaborative have drafted an Action Plan to help guide the community toward reducing poverty with a more targeted and effective effort. With partners and stakeholders, the City ties housing, homelessness, public housing, and non-housing community development strategies together as one comprehensive approach to reduce the number of families experiencing poverty.

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

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

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

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

The City has added CDBG-CV Policies and Procedures to guide activities that prevent, prepare, and respond to COVID-19.

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

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

The Highland Neighborhood Transformation Planning process has engaged the Neighborhood



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

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

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

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

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

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

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

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

The Highland Neighborhood Transformation Plan proposes several initiatives that address place-based

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

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

The City and County of Spartanburg, Spartanburg Housing, and several other local housing and financing organizations have partnered with the Spartanburg Realtor's Association to host a series of home ownership and credit and budgeting seminars and activities. The kick-off event has allowed feedback through discussions and surveys to focus on the topics and needs of those wanting to gain information on homeownership, fair housing, and overall quality of life improvements.

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

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

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

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

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

The City's Construction Manager inspects and monitors all housing and facility improvement project to ensure compliance with the City of Spartanburg's Code and laws, along with all other State and Federal laws and Environmental Review Record requirements.

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

The City of Spartanburg has monitored CDBG-CV programs to ensure there are no Duplication of Benefits and to have additional policies and procedures in place both within our department, and in subrecipient organizations to ensure compliance in activities that prevent, prepare, and respond to COVID-19.

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

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

The City of Spartanburg follows the Citizen Participation Plan, as submitted and approved by HUD. Prior to submitting the FY2020 Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, the City of Spartanburg published a legal notice in the Spartanburg Herald Journal. The City's Community Relations and Communications Departments also advertised the publication through their various

channels, including the City Website, Social Media, and Neighborhood and Community Associations. No comments were received.

#### PUBLIC NOTICE

In accordance with the Housing and Community Development act of 1974, Section 104(a)(2)(b), the City of Spartanburg is required to make available for public review the Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER). The City of Spartanburg Neighborhood Services Department will submit the fiscal year 2020 Community Development Block Grant CAPER to the United States Department of Housing and Urban Development (HUD) on September, 27, 2021.

On September 9, 2021, the fiscal year 2020 CAPER draft will be available in the Neighborhood Services Department of the City of Spartanburg between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, located at 440 South Church Street, Suite B, Spartanburg, SC 29306 or online at [www.cityofspartanburg.org/community-services/neighborhood-services](http://www.cityofspartanburg.org/community-services/neighborhood-services). Any comments by citizens should be submitted in writing to the same address, or email comments to [mlivingston@cityofspartanburg.org](mailto:mlivingston@cityofspartanburg.org). City staff will respond in writing to comments, and all comments will be submitted to HUD.

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

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

There were no changes made to program objectives in fiscal year 2020. The City of Spartanburg followed the 2020 Annual Action Plan and the Citizen Participation Plan submitted to and approved by HUD. The City submitted two amendments to the Annual Action Plan to include CDBG-CV funds and did prioritize preventing, preparing, and responding to COVID-19 in the community during the program year.

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

No

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

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

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

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

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

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

- Aden townhome Rehabs: 160 Aden Street, 180 Aden Street, 186 Aden Street - The following repairs and maintenance were required and have now been completed and inspected - All exterior buildings need pressure washing, servicing and cleaning of all HVAC systems including filters, ceiling repairs, replace lighting in common areas with appropriate fixtures, clean or replace carpets.

Inspection of the following property was re-scheduled during this program year for the following property under Nehemiah CDC:

- 434 Arch Street - Nehemiah CDC planned on doing several maintenance procedures and repairs. There were several windows broken while the unit was vacant. The company hired to do the window repair work was backed up. The repairs were completed during this program year, and the Community Services Specialist completed the monitoring activity. This unit now meets inspection and tenant standards and compliance.

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

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

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

There has been no program income used for any HOME projects during the 2020 program year.

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

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