

Town of Summerville, SC
Community Development Block Grant Program

Consolidated Annual Performance and Evaluation Report
(CAPER)



Program Year 2017
July 1, 2017 — June 30, 2018



Town of Summerville
Consolidated Annual Performance and Evaluation Report (CAPER)

Prepared for:

United States Department of Housing and Urban Development
Residents of the Town of Summerville

Prepared by:

Town of Summerville
200 South Main Street
Summerville, SC 29482-6000

The Town of Summerville does not discriminate on the basis of age, race, color, religion, sex, national origin, disability or familial status in the admission or access to, or treatment or employment in its federally assisted programs or activities.

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Note: The pages herein outline and summarize the programmatic accomplishments and financial expenditures that occurred during the Town of Summerville's 2017 CDBG Program Year. The Town's progress towards achieving the goals identified in its Five-Year Consolidated Plan is also evaluated within this document.

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.

Program Year 2017 is the Town of Summerville's 8th year of involvement with the Community Development Block Grant Program as an entitlement jurisdiction, and the 3rd program year of the 2015-2020 Consolidated Plan. The Department of Housing and Urban Development awards grant funding to entitlement communities that perform a wide variety of community development activities and primarily serve severe low and moderate income (LMI) persons. Each HUD-funded activity must meet one of three national objectives: benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight, or meet an urgent community need. HUD also uses program outcomes including creating a suitable living environment, providing decent affordable housing, or creating economic opportunities to further define and measure the achievements of CDBG-funded projects. HUD uses the following to measure program outcomes: Availability/Accessibility, Affordability, and Sustainability.

During Program Year 2017, The Town of Summerville was awarded \$229,999.00 for approved projects. The Town allocated the majority of the funding towards Phase I of the Robynwynn Drainage Improvements (approximately 75%) because the Robynwynn Neighborhood is within Census Tract 107; this area is a designated geographic priority area as well as a low-moderate-income area and meets the Low-Moderate Area National Objective. The Robynwynn Drainage Improvement- Survey and Engineering was completed and it is anticipated to start Phase I of the pipe rehabilitation in fall 2018. Because the Robynwynn Neighborhood is within Census Tract 107, the Consolidation Plan Goals of LMI Community Infrastructure Improvements will be achieved.

The Hutchinson Square Revitalization Project is anticipated to be completed in 2019. This was a very large project that met numerous Consolidated Plan Goals because of its location within Census Tract 107. With this project The Town of Summerville was able to reach the plan goals of LMI Community Infrastructure Improvements, LMI, Streetscape and Lighting Improvements, and LMI Recreational and Community Facilities.

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
Drainage/Stormwater Improvements	Non-Housing Community Development	CDBG: \$173109	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5572	0	0.00%	5572	0	0.00%
Homeless Assistance	Homeless	CDBG: \$22900	Homeless Person Overnight Shelter	Persons Assisted	200	212	106.00%	100	212	212.00%
Promote Fair Housing	Fair Housing	CDBG: \$30490	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	360	72.00%	250	360	144.00%
Promote Fair Housing	Fair Housing	CDBG: \$30490	Other	Other	2000	1081	54.05%	1000	1081	108.10%
Provide Decent, Affordable Housing	Affordable Housing		Homeowner Housing Added	Household Housing Unit	2	0	0.00%			

Provide Recreational and Community Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5572	0	0.00%			
Provide Street Infrastructure Improvements	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5572	5572	100.00%			

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 projects detailed for the 2017 program year align well with the 2015-2020 Consolidated Plan and have provided further community impact. Thus far, The Town of Summerville has made sidewalk improvements, began the revitalization of the Hutchinson Square, and will now be beginning Phase I of II on the Robynwynn Neighborhood pipe rehabilitation. All of these projects are located in LMI areas that are located within Census Tract 107. These specific projects have aligned with the Consolidated Plan Goals of LMI Community infrastructure improvements, LMI Streetscape and Lighting Improvements, and LMI Recreational and Community Facilities. Fair housing education and outreach has also provided needed information to the community as well as homeless assistance to the male population in the area and provides the only male homeless shelter in Summerville.

CR-10 - Racial and Ethnic composition of families assisted

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

	CDBG
White	2,782
Black or African American	2,456
Asian	40
American Indian or American Native	17
Native Hawaiian or Other Pacific Islander	0
Total	5,295
Hispanic	361
Not Hispanic	5,211

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

Narrative

In Program Year 2017, approximately 75% of CDBG funding was allocated for Census Tract 107 with the above race and ethnicity information. The racial ethnic percentages are as follows:

White- 49.92%

Black or African American- 44.07%

Asian- 0.7%

American Indian or American Native- 0.3%

Native Hawaiian or Other Pacific Islander- 0%

Two or more races/other race alone (277)- 4.97%

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	CDBG	229,999	283,148
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

The Town of Summerville received \$229,999 from CDBG for program year 2017. The Town has always committed to cover any budgetary overages with other revenue sources. This can include the Town's general operating fund and other grant funding that is allowable to be compiled with CDBG. In 2017 The Town of Summerville had \$488,992.99 (PR26) available for CDBG and Annual Action Plan approved activities.

The Town spent \$283,147.71 in 2017 on projects within program year 2014 through program year 2017.

2014: \$59,215.10 on Architectural/Engineering/Design for Hutchinson Square Revitalization Project

2016: \$191,214.33 on Engineering and Construction/Installation of W. 2nd N. Street Sidewalk

2016: \$3,864.75 on 2016 Program Administration

2017: \$16,667.55 on Home of Hope Homeless Assistance Service

2017: \$3,584.94 on Fair Housing Counseling

2017: \$8,601.04 on Fair Housing Education and Outreach

Attached to final CAPER: Please see the attached PR26 CDBG 2017 Financial Summary Report for a detailed account of the above expenses.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Brownsville Neighborhood			
Census Tract 107	75	75	Area Improvements

Table 4 – Identify the geographic distribution and location of investments

Narrative

In program year 2017 The Town of Summerville continued to invest in infrastructure located within Census Tract 107, because of the low-moderate-income within this tract as well as the alignment with the 2015-2019 Consolidated Plan. Approximately 75% of the funding awarded by CDBG to Summerville in 2017 was allocated for the Robynwynn Neighborhood Drainage Improvements Phase I. Robynwynn is located within Census Tract 107, and the improvements that will be made will have tremendous benefits on the citizens that live within this neighborhood that face possible threats of flooding and drainage issues. In 2017 the engineering survey and planning for this project were completed. The construction for the project will begin in fall of 2018 and will be followed by a phase 2. Both of these phases will provide rehabilitation to approximately 2,100 linear feet of pipe and will bring improvements for potential flooding issues.

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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.

In program year 2017, The Robynwynn Neighborhood Drainage Improvements Phase I was added as a project that directly affects LMI residents. The Town of Summerville will be using the general operating budget to cover costs of the of the engineering and stormwater personnel salaries, which allows CDBG funding to be used for the drainage infrastructure costs.

The Town contributed infrastructure funds towards the completion of the W. 2nd North Street Sidewalk construction project that allowed for the sidewalk to extend further. The project was completed in 2018.

The Hutchinson Square Revitalization Project is anticipated to be complete in 2019 and is town owned land that is maintained by The Town. CDBG funds as well as foundation funding were combined to help support the costs of this project. Once completed, the improvements to the square will provide The Town more leverage on the types of community events that can be held within the square which will promote more community involvement.

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CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

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

The Town of Summerville did not have any allocation of CDBG funding for 2017 for affordable housing. The goals and measurements of this area do not apply.

Discuss how these outcomes will impact future annual action plans.

The Town of Summerville did not allocate 2017 CDBG funds toward the provision of affordable housing. The 2015-2020 Consolidated Plan includes the goal to provide homeless assistance to 200 persons over five years and to provide Decent, Affordable Housing to approximately 2 households. These goals will be addressed through homeless assistance and affordable housing projects in future program years.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

The Town of Summerville did not have any allocation of CDBG funding for 2017 for affordable housing.

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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

During program year 2017, The Town of Summerville allocated funding to Dorchester Community Outreach dba Home of Hope. This organization provides shelter for homeless men in the area and is located within The Town limits. The organization met the goals set forth in the 2017 annual action plan, and was at max capacity the majority of the year.

The Town of Summerville staff was also involved in the efforts to eliminate homelessness in the greater Charleston-Metro region through participation in the Mayors' Commission on Homelessness and Affordable Housing, which is promoting HUD sponsored initiatives including the Housing First Model.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Town of Summerville did not address the specific needs of emergency shelter or transitional housing in program year 2017.

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 Town of Summerville allocated funding for the Charleston Trident Urban League that provides fair housing and financial counseling to all individuals.

The Town also provided funding for the Home of Hope that provides a male-only homeless shelter in the Town of Summerville.

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 Town did not take any direct actions in assisting with transitional housing in program year 2017.

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

Actions taken to address the needs of public housing

During the 2017 Program Year, The Town of Summerville did not take any steps to address public housing needs. The Town does not have a municipal housing authority or a partnership agreement with local public housing agency. While Charleston County has a variety of housing authorities, these do not extend to Summerville. Dorchester and Berkeley Counties and the Town of Summerville are served by the South Carolina Regional Housing Authority 3 with tenant assistance through the Section 8 Voucher Program.

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

The Town of Summerville does not have a municipal housing authority or a partnership agreement with local public housing agency.

Actions taken to provide assistance to troubled PHAs

The Town of Summerville does not have a municipal housing authority or a partnership agreement with local public housing agency.

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

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

The Town of Summerville's Planning Department realized the need for a substantial overhaul of the Town's zoning and development ordinances. The Town intends to establish clear, responsible development regulations with appropriate design criteria that will provide opportunities for innovative and creative approaches to development while supporting an economically viable and sustainable community. The Town's proposed Unified Development Ordinance consolidates all regulations that govern development in the Town of Summerville into one document that will include tables, charts, and graphics to make it more accessible and user-friendly. In addition, during program year 2017, Summerville continued the enforcement of the International Building Code. The International Building Code standardizes buildings and structures on a national basis to ensure standard craftsmanship during the construction of homes. Enforcement of this code continues to help protect the health and safety of community citizens, including those of low-and-moderate income.

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

The partnership gained through the Charleston Trident Urban League has assisted The Town in directing citizens towards fair housing information, as well as making Town staff more aware of obstacles surrounding fair housing and the underserved of the area. The participation on the Mayors' Commission on Homelessness and Affordable Housing has continued to foster partnerships with other towns and cities in the area to collectively address obstacles faced when helping the underserved.

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

The Town of Summerville did not participate in any housing activities or project in 2017 that would allow for reducing lead-based paint hazards.

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

The Town of Summerville did not take direct action that would reduce the number of poverty-level families in program year 2017. However The Town continues to allocate the vast majority of CDBG funds every year to Census Tract 107, which is a designated geographic priority area and a low-moderate-income area. Program year 2017 introduced Phase I of the Robynwynn Neighborhood project that will help mitigate potential flooding issues.

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

The Town of Summerville staff work together to insure that projects stay on schedule and funding is used appropriately for CDBG activities. The Town's Grants Writer is primarily responsible for administration and management of the CDBG program. The Grants Writer position actively attended workshops and training as well as took part in webinars specified for CDBG.

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

The Town of Summerville does not have a municipal housing authority or a partnership agreement with local public housing agency.

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

In 2016 The Town of Summerville conducted an Analysis of Impediments to Fair Housing per the HUD requirement for CDBG entitlement recipients. Because of the results of this analysis, The Town amended its Consolidation Plan to include fair housing activities. In 2017 The Town funded Charleston Trident Urban League to provide counseling services as well as education and outreach for fair housing rules and regulations to the residents of Summerville. This included CTUL orchestrating workshops for citizens to attend on financial management and fair housing. CTUL gave presentations on fair housing information, and dispersed pamphlets and educational materials that increased awareness of fair housing regulations. Their counseling services included providing direction on home buying, credit, predatory lending, reverse mortgages, landlord/tenant law, and the Fair Housing Act.

The Town continued to advertise fair housing information on The Town's website in 2017 and also made available a variety of pamphlets for residents to acquire at the Town Hall building. The Town's Unified Development Ordinance has been continually worked on and has a 2019 anticipated completion date.

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 Town of Summerville's Grants Writer and Assistant Finance Director monitor the CDBG expenditures and IDIS cash disbursements regularly. This ensures all project expenses are correctly coded to the appropriate account codes in the Town's general ledger and recorded revenues match cash disbursements in HUD's IDIS reporting system. Timely tracking and reviewing project expenditure information also helps the Town discern when additional funding may be available for transfer to other approved projects or alert administrative staff to circumstances where a formal budget amendment through HUD may be necessary. For all CDBG-funded projects, the Town provides grant-related conditions, regulations, and bidder-certification forms in bid packages and works with contractors to ensure compliance with Davis-Bacon and Related Acts, Section 3, and minority business outreach. In addition to requiring bidder certification to comply with regulations, the Town reviews weekly certified payrolls and interviewed employees to ensure proper payment and classification of employees. The Town of Summerville has developed and implemented sub-recipient agreements that includes compliance requirements and outlines budgetary guidelines for each program year. The sub-recipient activity is reviewed every quarter by a submitted progress report that is used to gauge the progress the sub-recipient is making in terms of the project goals outlined in the annual action plan. The Town's Grants Writer also performs a monitoring visit to review the sub-recipients' progress, record keeping, and financials. A report is compiled and sent to the sub-recipient once all material and notes are reviewed.

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 2017 CAPER Public Notice was published in the Post and Courier on September 11, 2018 and in The Journal Scene on September 12, 2018.

Further comments will be made in this section at the end of the 15 day public notice if necessary.

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.

The Town of Summerville completed an Analysis of Impediments to Fair Housing study in 2016 and made an amendment to the 2015-2020 Consolidated Plan to integrate the project goal of promoting fair housing throughout the community. In 2017 The Town funded Charleston Trident Urban League which is an organization the provided fair housing education and outreach as well as counseling to the residents of Summerville. This amendment allowed The Town to encourage fair housing education and will continue to be part of the annual action plan in 2018. Below is the amendment made to the Consolidated Plan:

- Changed the start and end years for each Con Plan goal to include all five years in order to assist with reporting accomplishments and to allow the Town flexibility to determine what the greatest needs for the community are from year to year.
- Added nonprofit organizations that will help carry out activities to the institutional delivery structure.
- Updated the 2015 Annual Action Plan to reflect reallocation of funds.
- Updated the Goal Outcome Indicator for Homeless Assistance after consultation with the local homeless shelter

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

No

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