



Town of Summerville

Community Development Block Grant Program

Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2019

July 1, 2019- June 30, 2020

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

Prepared by:
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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 2019 CDBG program year. The Town's progress towards achieving the goals identified in the 5-Year Consolidated Plan is also evaluated within this document. A final version of the CAPER will be made available to the public on the Town of Summerville's website upon HUD's approval.

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.

As 2020 saw many unprecedented situations due to the Covid-19 pandemic, The Town of Summerville continued to remain diligent in the 2019 program year. The Town has made homelessness assistance a priority for the community. In the 2019 program year, this was addressed by allocating CDBG funding for a local nonprofit homeless shelter. The Dorchester County Community Outreach (dba Home of Hope) was selected as subrecipient of the Town to assist with homelessness issues our community faces and provide a male-only shelter within the Town. Dorchester County Community Outreach (Home of Hope) was able to assist 127 homeless men between July 1, 2019 through June 30, 2020. Of those 127 men a total of 103 were housed in a comfortable and safe environment at the Home of Hope. The guests were provided food, clothing, shelter, and were given a bicycle if they needed transportation. All guests were offered services that included the following: weekly life coaching sessions and the availability of a social work therapist for sessions. The staff at the facility also coordinate arranging transportation for the guests to and from vocational rehabilitation training, mental health counseling sessions, drug and alcohol counseling, and medical and dental appointments.

In program year 2019, the goals and objectives of Charleston Trident Urban League programs were to increase access to a fair and effective administrative process to investigate and resolve complaints of discrimination, increase public awareness of rights and responsibilities under fair housing laws, increase homeownership opportunities for minorities and advocate for more housing that is structurally accessible for persons with disabilities. During the grant period, fair housing brochures printed in English and Spanish as well as other related materials were distributed to the public through other agencies, libraries, churches, and local festivals. The CTUL encountered barriers that impacted the program's progress as related to the COVID-19 pandemic. Prior to COVID-19 the CTUL served approximately 200 clients per week between the Volunteer Income Tax Assistance services, Fair Housing Initiatives, and the Homeless Prevention Program. Since March 2020, the CTUL has operated on an abbreviated schedule, but still have been able to assist Summerville residents. The majority of the FH program calls were related to clients who could not pay rent, faced with potential eviction and pressure from landlords. Summerville residents who lived in Charleston County and qualified for assistance were helped through the CTUL's Family Assistance program with rent, mortgage, and utility assistance. Summerville residents that live in Berkeley or Dorchester counties were not eligible due to funding guidelines. There were 167 Summerville residents assisted through CTUL services.

The Town of Summerville was awarded \$248,016.00 in funding for HUD approved projects for program year 2019. The Town allocated approximately 72% to the North Hickory Sidewalk Project. This project was high priority for the Town because of its location within Census Tract 107 that aligns with the national objectives of funding being applied to a LMI area. This project also meets the Consolidated Plan Goal of Providing Street Infrastructure Improvements. It is anticipated that this project will be completed by summer 2021.

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	Funding		Outcome				
Homeless Assistance	Homeless	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$28,000.00	Homeless Person Overnight Shelter	100	103	Persons Assisted	103.00 %
Promote Fair Housing	Other - Fair Housing	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$9,000.00	Public service activities other than Low/Moderate Income Housing Benefit	250	167	Persons Assisted	66.80 %
Provide Street Infrastructure Improvements	Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$179,516.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	5572	0	Persons Assisted	0.00 %

Table 2 - Accomplishments - Strategic Plan to Date

Goal	Category	Funding	Outcome				
Drainage/Stormwater Improvements	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	5572	5572	Persons Assisted	100.00 %
Homeless Assistance	Homeless		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	0	12	Persons Assisted	0 %
			Homeless Person Overnight Shelter	200	443	Persons Assisted	221.50 %
			Overnight/Emergency Shelter/Transitional Housing Beds added	0	0	Beds	0 %
Promote Fair Housing	Other - Fair Housing		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	500	784	Persons Assisted	156.80 %
			Other	2000	1900	Other	95.00 %
Provide Decent, Affordable Housing	Affordable Housing		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Homeowner Housing Added	2	1	Household Housing Unit	50.00 %
Provide Recreational and Community Facilities	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	5572	5572	Persons Assisted	100.00 %
Provide Street Infrastructure Improvements	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	5572	5572	Persons Assisted	100.00 %

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 CDBG program year 2019 is the Town of Summerville's eighth year of involvement with the Community Development Block Grant Program as an entitlement jurisdiction, and the fifth program year of the 2015-2020 Consolidated Plan. 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.

The Town of Summerville's Consolidated Plan goals outline homeless assistance, economic development initiatives, community infrastructure improvements, and fair housing as areas the Town of Summerville would select to fund throughout 2015-2020. These goals were identified as high priority for the Town and identified largely by the citizen participation each program year. Throughout the last few years, the citizens of Summerville have voiced their desire for the Town to fund projects that benefit people living in LMI communities within Summerville. The Town of Summerville has made sidewalk improvements, launched the revitalization of the Hutchinson Square, and completed two phases of drainage improvements to the Robynwynn Neighborhood. All of these projects are within LMI areas that coincide with Census Tract 107. The focus on these areas has also achieved the Consolidated Plan Goals of community infrastructure and economic development. Because of the communities' desire to see impacts within LMI areas as well as the alignment with the set goals within the Consolidated Plan and Annual Action Plans, the Town has made these projects high priority areas for funding allocation.

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

Narrative:

For the program year 2019 approximately 72% of CDBG funding was allocated for Census Tract 107 with the above race and ethnicity information. Approximately 50% of individuals within Census Tract 107 are residents of whom are low-and-moderate income persons. The Robynwynn Neighborhood is located within Census Tract 107 and over 300 households were affected by the drainage improvements completed in 2020. The North Hickory Street Sidewalk Project is in Census Tract 107 and is anticipated to be completed in 2021.

- 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%

For program year 2019 the following demographics were record for persons (167) receiving counseling services from The Charleston Trident Urban League:

- White: 37
- Black: 61
- Hispanic: 21
- Unknown: 48

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Available	Made	Amount Expended During Program Year
CDBG	public - federal	248,016		251,085.00

Table 2 - Resources Made Available

Narrative

- 2017: \$130, 909.00- Robynwynn Phase I
- 2018: \$120,176.00- Robynwynn Phase II

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Brownsville Neighborhood	0	0	-
Census Tract 107	72	72	Area Improvements

Table 3 – Identify the geographic distribution and location of investments

Narrative

The Town of Summerville received \$248,016.00 from HUD for the 2019 CDBG program year. 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.

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.

The Town of Summerville has 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. In program year 2019, The North Hickory Street Sidewalk Project was added as a project that directly affects LMI residents. The Town of Summerville selected to hire a designer to assist in the layout and design of a new pedestrian route in order to connect the previous Hutchinson Square Revitalization Project with the new Rollins Edwards Community Center. Construction for the North Hickory sidewalk project will begin upon the completion of an environmental review. Any additional funding that is needed for this project will come from the Town of Summerville's hospitality tax; however additional funding is not expected to be needed as surplus funding from previous years' Annual Action Plans will be reallocated in the 2020 Consolidated Plan toward this project. The Hutchinson Square Revitalization Project was completed in 2018 and is Town-owned land that is also maintained by the Town. In addition, the Rollins Edwards Community Center was completed in 2019 and is also a Town-owned and maintained property. The improvements that will be made to pedestrian access along North Hickory Street will provide the Town more leverage on the types of community events that are held at these two locations, and allow safe pedestrian access to promote more community involvement within Census Tract 107.

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 4 – 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 5 – Number of Households Supported

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

Within the 2019 program year, The Town of Summerville did not have any allocation of CDBG funding for affordable housing. The goals and measurements of this area do not apply.

Discuss how these outcomes will impact future annual action plans.

During the program year 2019, The Town of Summerville did not allocate any 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. The Town anticipates that these goals will be addressed through homeless assistance as well as 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 6 – Number of Households Served

Narrative Information

The Town of Summerville did not have any allocation of CDBG funding for 2019 for affordable housing.

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

Dorchester County Community Outreach (Home of Hope) was able to assist 127 homeless men between July 1, 2019 through June 30, 2020. Of those 127 men a total of 103 were housed in a comfortable and safe environment at the Home of Hope.

Hope of Hope was able to accomplish the below tasks during program year 2019:

- The SC DHEC administered Hepatitis A vaccinations to the guests of Home of Hope. Of the 127 men assisted a total of 24 transient homeless men were also provided a variety of services including meals, bathing facilities, laundry services, and clothing on a walk-in basis. During the 2019 program year the Covid-19 pandemic brought unique challenges to the shelter. However, the shelter was able to continue services by limiting the space provided so social distancing could be practiced. Every guest was tested, and the shelter was able to maintain a Covid-free shelter with no positive results from the guests. Approximately 72% of the guests were able to move on to better living situations. Over the past 5 years of operation Home of Hope has assisted over 452 guests within the Summerville community and looks forward to continually providing homeless assistance to those in need.

The Town of Summerville staff has been 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. The Town anticipates continuing the homelessness initiative by engaging in the Lowcountry Continuum of Care in 2021.

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 2019.

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

During program year 2019, 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.

The Charleston Trident Urban League accomplished the below tasks during the 2019 program year:

- 1 workshop was conducted targeting Spanish speaking clients on the “Rights and Responsibilities” as tenants. Attendance 21 people.
- 108 calls were received by the FH Hotline from Summerville residents.
- 11 residents participated in Homebuyer Education sessions.
- 17 residents received housing counseling assistance.
- 10 landlord/tenant complaints were successfully mediated.
- 169 total Summerville residents assisted

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 2019.

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

Actions taken to address the needs of public housing

During program year 2019, 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.

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)

During program year 2019, 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.

The Town of Summerville's Planning Department realized the need for a substantial overhaul of the Town's zoning and development ordinances. In October 2019, the Town adopted a Unified Development Ordinance (UDO), which established clear, responsible development regulations with appropriate design criteria to provide opportunities for innovative and creative approaches to development while supporting an economically viable and sustainable community. The UDO created mixed use districts that allow for a greater mix of housing options in these identified areas. In addition, these districts removed minimum lot size regulations and density restrictions and reduced parking requirements to allow greater flexibility for housing design, particularly in the missing middle housing. The UDO also allowed for accessory dwelling units in additional zoning districts to help provide more rental housing options.

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

Charleston Trident Urban League offers a unique partnership that 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.

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

During the 2019 program year, The Town of Summerville did not participate in any housing activities or projects that would reduce lead-based paint hazards.

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

The Town of Summerville continued to allocate the vast majority of CDBG funds to Census Tract 107, which is a designated geographic priority area and a low-moderate-income area. There was no direct action that would reduce the number of poverty-level families in the program year 2019.

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

The Town of Summerville staff work together to ensure that projects stay on schedule and funding

is used appropriately for CDBG activities. The Town's Grants Writer, Assistant Finance Director, and Finance Director are primarily responsible for administration and management of the CDBG program. The Grants Writer position participates in workshops, webinars, and other trainings specified in CDBG management.

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)

The Town of Summerville will be conducting a 2021 Analysis of Impediments to Fair Housing and looks forward to the results of this study that will demonstrate ways the Town can better be served through the CDBG program. In 2016 the Town conducted an Analysis of Impediments to Fair Housing per the HUD requirement for CDBG entitlement recipients. The Analysis identified fair housing education and lending practices as areas of needed focus for Summerville. Education and lending required there to be fair housing resources and information on fair housing policies made available to the public. The analysis also called for partnerships between government agencies and regional housing agencies to be cultivated. Because of the results of this analysis, the Town amended its Consolidation Plan to include fair housing activities.

During program year 2019, 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 a workshop for citizens to attend on financial management and fair housing. The CTUL 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 Summerville's website in 2019-2020 and also made available a variety of pamphlets for residents to acquire at the Town Hall location.

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

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 certified payrolls and interviews 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 from the monitoring visit.

The Grants Writer conducted an on-site monitoring visit for Home of Hope on February 26, 2019 and for Charleston Trident Urban League on February 27, 2019. Progress reports, program files, financial records, and administrative documentation were reviewed to ensure compliance with the regulations of the CDBG program and the subrecipient agreement made with The Town of Summerville. Due to the Covid-19 pandemic, an onsite monitoring visit did not occur in 2020 for the subrecepteints. Progress reports were reviewed however, and close contact was maintained with both Home of Hope and CTUL to regularly discuss their accomplishments as well as their struggles due the pandemic.

The Town intends to schedule an onsite monitoring visit for the 2020 subrecipients in 2021. These visits will be conducted by both the Grants Writer and the Assistant Finance Director to ensure both programmatic and financial guidelines are being met by HUD standards.

The Grants Writer and Assistant Finance Director are also creating a management plan that will better serve the CDBG program as well as CARES Act funding allocated during 2020, to be implemented in early 2021.

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.

Add final participation report before submitting 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.

During the 2019 program year there were no significant changes made to the 2019 Annual Action Plan or the 2015 Consolidated Plan. In 2016, the Town of Summerville completed an Analysis of Impediments to Fair Housing study. Because of this study, an amendment to the 2015-2020 Consolidated Plan was made that integrated the project goal of promoting fair housing throughout the community. In 2017 The Town began to fund Charleston Trident Urban League, an organization that provided fair housing education and counseling in the Charleston area, and specifically to the residents of Summerville. This amendment allowed the Town to promote fair housing and will continue to be part of the current action plan.

Below is the amendment made in 2016 to the Consolidated Plan:

- Changed the start and end years for each Consolidated 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