



Town of Summerville 2015-2019 Consolidated Plan Substantial Amendment

In December 2016, the Town completed an update to its Analysis of Impediments to Fair Housing. Based on the recommendations of the study, the Town is completing this Substantial Amendment to include promotion of fair housing as a key goal/objective into the 2015-2019 Consolidated Plan. The Town is also changing the timeline for the previously established goals and objectives, and updating the 2015 Annual Action Plan to reflect reallocation of funds. Amendments and/or updates to the Consolidated Plan may be found in the following sections:

- NA-50
- MA-30
- SP-40
- SP-45
- AP-20
- AP-38
- AP-35
- AP-50
- AP-55
- AP-65
- AP-85

Substantial Amendment Prepared by: Administrative Staff

Substantial Amendment Approved by: Council
(Approved by Finance Committee on April 10, 2017; Accepted by Council April 13, 2017)

Executive Summary

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

1. Introduction

The Town of Summerville is an entitlement community under the Community Development Block Grant (CDBG) Program. The CDBG is a Federal program administered by the U.S. Department of Housing and Urban Development to help fund local community development programs. CDBG funds may be used for construction of affordable housing, housing rehabilitation, public infrastructure projects, public facility projects, economic development and community service initiatives. The primary goal of the CDBG Program is to assist low-and-moderate income (LMI) persons in their respective communities. Generally, areas selected for CDBG funded projects must be at least 51% LMI in population. Based on the limited number of areas in the Town of Summerville that meet this criterion, it qualifies as an exception grantee during the 2015-2020 Consolidated Plan period. Summerville Census tracts with a 44.66 percentage of LMI individuals will qualify as eligible to receive CDBG funding for allowable project activities.

As a requirement to receive annual funding, the Town is required to prepare a Consolidated Plan every five years and an Annual Action Plan each year describing the activities and goals that it plans to pursue and undertake with CDBG funds. The Town is also required to hold public meetings each year to gauge community development needs and establish funding priorities for current and future projects. This Consolidated and Annual Action Plan document provides an outline of the activities, programs, goals and objectives that the Town plans to undertake and/or support over the course of the next five years.

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

HUD requires the use of a performance measurement system for all recipients of CDBG funding. These performance measurements help grantees measure their contributions towards meeting housing and community development needs of low-and-moderate income persons and in analyzing the effectiveness and efficiency of implemented Community Development programs. HUD also uses the performance measurement system to ensure accountability for the use of awarded funds and for assessing the progress of a grantee's Community Development programs.

Each proposed HUD funded activity must meet one of three national objectives:

- Creating a Suitable Living Environment
- Providing Decent Affordable Housing
- Creating Economic Development Opportunities

Outcome measures are also subsequently determined to reflect which goals are best achieved through implementation of project activities. Available outcome measures include:

- Availability/Accessibility
- Affordability
- Sustainability

During implementation of its Five-Year Consolidated Plan, the Town will undertake projects that cover all three national objectives and outcome measures. For Program Year 2015, the Town will focus on the suitable living environment and availability/accessibly outcome for the Hutchinson Square revitalization project and supporting the financial needs of Home of Hope men's homeless shelter. Subsequent program years will see the implementation of projects that will be tied to the other national objectives and outcomes.

3. Evaluation of past performance

The Town has made great strides since becoming a CDBG entitlement jurisdiction in 2010. During its first year as an entitlement grantee, the Town relied heavily on its local Council of Government to help it run and manage its CDBG program. Since that time, the Town has hired a full-time Grants Administrator to manage its CDBG program. Through training and the availability of additional staff resources, the Grants Administrator and other key supportive staff have fully developed an in-house capacity to manage the CDBG program with limited outside assistance. During Program Year 2011, the Town did not meet CDBG timeliness requirements per 24 CFR 570.902. In order to be compliant with CDBG timeliness requirements, the Town is required to have no more than 1.5 times its annual allocation remaining in its line-of-credit 60 days prior to the end of its program year. To help ensure that the Town would meet required timely expenditure requirements for future program years, Town staff developed corrective action initiatives and submitted them to the South Carolina HUD Field Office for review. The Town plans to continue employing the initiatives outlined in its corrective action plan to help ensure that compliance with timeliness regulations will continue during future program years.

During its first five years of participation in the CDBG entitlement program, the Town has had audits in the areas of environmental review and Davis Bacon regulation compliance. Both of these audits resulted in no programmatic finds. In addition, during Program Year 2013, the Town underwent its first monitoring visit from the South Carolina Field Office. The monitoring visit was conducted by the Town's former Community Development Representative and the Community Planning and Development Director and covered all CDBG funded projects and activities initiated during Program Years 2010, 2011 and 2012. The field office cited no findings during the monitoring visit and Town staff were praised for the manner in which they were currently conducting CDBG programs and activities. The Town will strive to maintain and further enhance its in-house capacity to broaden and successfully maintain its current CDBG Program during implementation of the Five-Year Consolidated Plan.

4. Summary of citizen participation process and consultation process

The Town followed its Citizen Participation Plan during the development of its Five-Year Consolidated and 2015 Annual Action Plans. Citizens were provided with a 30-calendar day comment period to review and submit comments on proposed Plan activities. Notice of availability of the Consolidated and Annual Action Plans were advertised in three sources: a newspaper of general circulation, Town Hall bulletin board postings and on the Town's website. Two public hearings were held for citizens to learn about activities eligible of CDBG Program funding and offer comments on proposed and future project activities. A survey to gather public input for planned rehabilitation and upgrades to Hutchinson Square Park was also released in paper and web format to Summerville residents. The Town's Mayor, governing body, key CDBG staff and multiple local non-profit groups were also consulted during the development of the Consolidated and Annual Action Plans.

5. Summary of public comments

The Town received 342 public responses to a survey released for the Hutchinson Square project that is included in its 2015 Annual Action Plan. In addition, 15 public comments were received, formally documented and responded to during advertised public hearings for the Consolidated and Annual Action Plans. See Summary of Public Comments attachment for further detail.

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

All public comments were formally documented and responded to by Town Administrative staff. See Summary of Public Comments attachment for further detail.

7. Summary

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SUMMERVILLE	Grants Administration/Town of Summerville

Table 1 – Responsible Agencies

Narrative

All planning, coordination and implementation of Consolidated and Annual Action Plans are the responsibility of the Town of Summerville. During Program Years 2015-2019, the Town’s administrative staff will maintain complete and accurate records to document compliance with HUD policies and other applicable Federal regulations which are required for administering the CDBG Program in accordance with 24 CFR 570.206 and 24 CFR 570.201(c). These policies and procedure will include, but are not limited to, citizen participation requirements; Davis-Bacon Act and other applicable Federal Labor Standards Provisions; agency certifications necessary for environmental review records; proof of income eligibility for program participants and proper adherence to Federal procurement and fiscal procedures. The Grants Administrator will contact and consult with the Town’s assigned CDBG Program Representative when it has questions or is in need of guidance during the course of implementing its Consolidated and Annual Action Plans. The following Town staff members, who also serve as members of the CDBG committee, assisted in the preparation of the Five-Year Consolidated Plan and 2015 Annual Action Plan and will also help carry out and administer planned project activities: Grants Administrator, Director of Administrative Services, Director of Planning and Economic Development and Director of Public Works.

During the implementation of project activities associated with the Five-Year Consolidated Plan and Annual Action Plan, the Grants Administrator will be responsible for monitoring sub-recipient activities to ensure compliance with HUD regulations while utilizing CDBG funds. Monitoring activities will include site visits, desk audits and record reviews to monitor applicable contract requirements associated with public service activity counts, deferred/forgivable loan agreements, sub-recipient expenditures and sub-recipient procurement methods. The Grants Administrator will also be responsible for maintaining all required documents and records pertaining to CDBG funded projects and programs including invoices, purchase orders, checks, contracts, budgets, certified payrolls, public comments, etc.

Consolidated Plan Public Contact Information

Summerville residents or other members of the public should contact Kayla Halberg, Grants Writer, at khalberg@summervillesc.gov or (843) 851-4234 for information, questions or concerns pertaining to the Town's CDBG Program. A copy of the Town's Five-Year Consolidated Plan and the most current year's Annual Action Plan are also available to members of the public on the Town's website, <http://www.summervillesc.gov/>, or by contacting the Grants Writer to request a copy.

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

1. Introduction

The Town's Mayor, governing body and key CDBG staff, which includes the Director of Administrative Services; Director of Planning and Economic Development; Grants Administrator and Director of Public Works were consulted and assisted with the development of the Five-Year Consolidated Plan. Town citizens were also engaged to offer comments and suggestions on planned projects, activities and goals through surveys and public hearings. Target local non-profit groups involved with low-income housing initiatives and homeless services were also consulted for feedback, advice, assistance and cost estimates during completion of the Five-Year Consolidated Plan.

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

No direct actions are planned to enhance coordination between public and private housing and social service agencies for the duration the Town's Five-Year Consolidated Plan. The Town of Summerville does not have a local or county housing authority or a formal partnership agreement with any other local public housing agency and would, therefore, not be equipped to carry out actions in this area.

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

The Town consulted with 180 Place, which runs homeless shelter facilities in Summerville and Charleston, during development of the Five-Year Consolidated Plan. 180 Place is a member of the Lowcountry Continuum of Care Partnership and will assist residents of the newly established men's homeless shelter in Summerville, Home of Hope, with free supportive services at its downtown Charleston location during the duration of their shelter stay. 180 Place will play a vital role in helping the Town better understand the specific needs of its homeless population and properly report clients served during the period in which homeless activities are funded with CDBG allocations. Key CDBG staff will consult regularly with the Director of 180 Place and Board members of Home of Hope to discuss needs, obstacles and the feasibility of successfully maintaining homeless shelter operations for men on an ongoing basis.

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

180 Place serves the Lowcountry area in the Continuum of Care Partnership. The Town will not receive any ESG funds from the Continuum of Care/Department of Housing and Urban Development and will not play a role in the allocation of organization's allocation of these funds. 180 Place will include residents of Home of Hope in its tracked client-level data during the provision of services to homeless residents of the Home of Hope Shelter and help the new shelter more adequately identify individuals and families and persons at risk of homelessness. 180 Place has already graciously assisted the newly established Home of Hope shelter with developing necessary policies, procedures and requirements for operating and maintaining a homeless facility.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Dorchester Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Dorchester Habitat for Humanity was consulted to see if it plans to purchase or receive land for future housing construction in the Town's jurisdictional limits in the near future. The consultation and future planned Habitat projects will help the Town meet a Five-Year Plan goal of partnering with non-profit organizations to provide decent and affordable housing. Dorchester Habitat for Humanity was a sub-recipient of Town CDBG funding during its prior Five-Year Consolidated Plan. This partnership has proven highly successful, resulting in the production of five housing units for low-and moderate income families.
2	Agency/Group/Organization	180 Place
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	180 Place was consulted during the development of the Five-Year Consolidated Plan to assist the newly established Home of Hope homeless shelter with developing appropriate policies and procedures for operating and maintaining a homeless shelter. 180 Place also agreed to assist the Home of Hope shelter with providing supportive services for its residents, free of charge, if Home of Hope transfers its residents to 180 Place's headquarters location in downtown Charleston. 180 Place assisted with the development of a cost estimate for transportation expenses which the Town will financially support with CDBG funding during Program Year 2015 of the Five-Year Consolidated Plan.

3	Agency/Group/Organization	Dorchester Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County
	What section of the Plan was addressed by Consultation?	Senior Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Dorchester Senior Center is part of Dorchester County government. The Town owned and unused National Guard Armory building currently sits directly behind the Senior Center. The Town plans to overhaul and rehabilitate the Armory building during the course of the Five-Year Consolidated Plan and turn it into a community center offering a variety of activities and services for community residents, including youth and seniors. During the course of Consolidated Plan development, the Senior Center was consulted to see which types of services and space requirements may be appropriate for conducting and using Armory space for activities geared towards seniors.
4	Agency/Group/Organization	Summerville Police Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Community Public Safety
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Summerville Police Department was consulted during the development of the Five-Year Consolidated Plan to receive support where an officer presence may be necessary to carry out CDBG funded activities. These activities will include traffic control during public infrastructure projects and guard duty at the future community center planned for the National Guard Armory building.
5	Agency/Group/Organization	Stantec
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Public Facilities Enhancement

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Stantec will be assisting the Town with the CDBG funded upgrades and rehabilitation of Hutchinson Square Park during the course of the Five-Year Consolidated Plan. The firm assisted the Town with optional design presentations during public hearings and with community survey development for the project.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Agencies not consulted during the development of the Town’s Five-Year Consolidated Plan include those whose primary activities involve public housing and serving individuals with other special needs such as AIDS, domestic violence and child abuse. Activities pertaining to these areas will not be funded during the Five-Year Consolidated Plan because the community and governing body did not indicate them as high priority items. Based on the Town’s relatively small amount of annual CDBG allocations, public feedback listed infrastructure improvements, street improvements and safety enhancements as the highest priority areas to which CDBG funding should be directed.

The Town currently supports domestic violence victims through a grant from the SC Department of Public Safety that funds a dedicated domestic violence investigator for the Summerville Police Department. Summerville does have a facility that supports abused children, Dorchester Children’s Center. The governing body has opted not to financially support this facility during the Five-Year Consolidated Plan period because the agency has its own grant writer and receives property tax millage from Dorchester County. In addition, the Town and Dorchester County do not have a County Housing Authority or agreement with any public housing agencies.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	180 Place	The Town's strategic goals overlap with those of 180 Place in the areas of determining a more accurate count of the number of homeless persons in the Summerville community and accessing the sustainability and needs of operating a men's homeless shelter in the Summerville community.

Table 3 – Other local / regional / federal planning efforts

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

The Town coordinated with Dorchester County government during the development of its Five-Year Consolidated Plan to garner support for County financial assistance for the newly established Hope of Hope men's homeless shelter located in Summerville. The County agreed to provide a financial contribution to the shelter to assist with start-up expenses during its first year of operation. Future financial contributions will be considered in subsequent years depending on the sustainability and success of the shelter.

Narrative (optional):

PR-15 Citizen Participation

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

Town staff prepared the Five-Year Consolidated Plan and 2015 Annual Action Plan in accordance with its CDBG Citizen Participation Plan. Notice of the draft versions of the Plans were advertised in three sources: a newspaper of general circulation, Town Hall bulletin board postings and the Town's website. In addition, copies of the draft Five-Year Consolidated Plan and 2015 Annual Action Plan were made available for public review between the hours of 8:30 a.m. and 5:00 p.m. at Summerville Town in the Grant Administrator's office and lobby waiting area.

Draft versions of the Consolidated and Action Plans were made available to the general public beginning on April 9, 2015. A 30-calendar day comment period for both Plans commenced on April 9, 2015 and concluded on May 8, 2015 at 5:00 pm. Two public hearings were held to solicit feedback on the Five-Year Consolidated and 2015 Annual Action Plans. The first public hearing was held on April 8, 2015 and was designed to gather public input on projects specifically included in the 2015 Annual Action Plan. Prior to this hearing, a survey was made available to the public on the Town's website and at two informational meetings held on January 29, 2015 February 25, 2015. The second public hearing was held on April 23, 2015 and was held as a forum to survey ongoing needs of the community residents, community groups and other organizations that typically serve low and moderate income persons. During this hearing, Town staff addressed the types of projects that are eligible for CDBG funding; estimated amounts of funding that may be available each year for project/activity implementation; overarching Town goals for projects for the next five years based on public hearings held during implementation of previous Consolidated and Annual Action Plans and potential projects that may be proposed for CDBG funding during development of future Annual Action Plans. At each hearing citizens were informed that comments received would be communicated to Town Council before the final versions of the Five-Year Consolidated Plan and 2015 Annual Action Plan were presented to the governing body for approval.

Town staff considered, documented and formally responded to all comments received from citizens during its public hearings and the 30-day comment period before submitting its final Five-Year Consolidated and Annual Action Plans to HUD for approval. All comments received via written correspondence, e-mail or orally at public hearings are included as an attachment to the Five-Year Consolidated Plan. Per HUD regulations, the Town advertised that assistance to accommodate the special needs of disabled persons and/or persons with limited English language proficiency would be made available, if the Town is notified at least 72 hours prior to scheduled public hearings. Proof of public advertisement is also included as an attachment to the Five-Year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Two newspaper ads, Town Hall bulletin board postings, and website advertising were used to advertise public hearings related to the Five-Year Consolidated and Annual Action Plans. The Town had its largest turnout to these public hearings since becoming an entitlement jurisdiction with over 50 combined attendees.	All oral comments were formally documented and responded to by Town staff and/or project design team personnel. See Attachments section for a complete summary of comments and responses.	All documented comments were accepted, responded to and considered for review before submission of final versions of the Five-Year Consolidated and Annual Action Plans to HUD.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Two newspaper ads were run in a newspaper of general circulation to seek public comments on the draft versions of the Five-Year Consolidated and Annual Action Plans and to advertise the dates of public hearings.	No written comments were received as a result of newspaper advertisements. Oral comments were received and formally documented, as noted above, at advertised public hearings (See Attachments Section).	No written comments were received as a result of newspaper advertisements. All documented comments were accepted, responded to and considered for review before submission of final versions of Five-Year Consolidated and Annual Action Plans to HUD.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	342 Survey responses for the Hutchinson Square project were received as a result of internet completion and hard copy distribution at public meetings.	Survey results indicated that citizens consider Hutchinson Square Park's live oaks to be the Park's most important feature; lighting and safety features to be the most important amenities; and the annual holiday festival to be one of the Square's most important events. A significant majority of respondents were against eliminating parking spaces for Park enhancement (See Attachments Section for Survey).	All survey responses were accepted and tallied for consideration before being presented to Town staff, Town Council and the public.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

HUD provides analytical data, based upon a detailed examination of Census data, to assist communities in identifying and assessing housing needs. This data is broken down by tenure type; household type and income levels, all of which serves as a useful tool for examining and ranking household needs. The Housing Needs Assessment section of the Consolidated Plan presents a detailed breakdown of the housing assistance needs of very low, low and moderate-income households in the Town of Summerville. Information about renter and owner needs is broken down to the needs of very low-income persons (<30% of median income); low-income persons (between 30 and 50% of median income); moderate-income persons (between 50% and 80% of median income) and middle-income persons (>80% of median income.) Current ACS data shows that of the 16,093 households comprising the Summerville community, 67% of are middle-income persons; 14 % are moderate-income persons; 9% are low-income persons and an additional 9% are very-low income persons. This reflects the overall general affluence of the Town of Summerville in that 2/3 of the population living in the Town have income levels that exceed that low-and-moderate limits established by HUD.

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

Summary of Housing Needs

The U.S. Census Bureau defines household income as the sum of money received within one calendar year by all household members 15 years of age and over. Household members include all related and/or unrelated members living in one home. Income may include earned wages, salary income, and supplemental income (social security, disability, public assistance income). Median household income is defined as the income at which 50% of households earn more than and 50% of households earn less than. American Community Survey data for 2011 reveals that the median income for the Town of Summerville was \$54,843, a 26% increase over the 2000 Census median income. Summerville's median income is high when compared to other municipalities in Dorchester County and is also above the County, State and National medians. Summerville is the largest municipality in Dorchester County and its high median income reflects its standing as the economic and development hub of Dorchester County. Summerville's generally affluent nature often causes housing assistance problems for those not fortunate enough to live at or above the community's median income level. Vulnerable populations such as children and the elderly living below the median income or at poverty level are a significant concern. Children living in poverty may be at risk for developmental complications due to the cost of adequate healthcare, proper nutrition and unsafe housing conditions. Likewise, elderly populations in the community who are living in poverty are also prone to a greater risk of health complications due to the cost associated with quality health care and needed mediations.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	27,752	41,970	51%
Households	10,476	16,093	54%
Median Income	\$43,635.00	\$54,843.00	26%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,525	1,445	2,305	1,725	9,090
Small Family Households *	630	370	855	715	4,970
Large Family Households *	120	130	100	75	845
Household contains at least one person 62-74 years of age	290	300	590	299	1,445

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	205	310	275	300	550
Households with one or more children 6 years old or younger *	444	255	405	305	1,255
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	75	75	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	55	0	0	130	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	435	335	74	0	844	410	265	115	30	820
Housing cost burden greater than 30% of income (and none of the above problems)	45	425	670	105	1,245	75	165	375	405	1,020

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	125	0	0	0	125	115	0	0	0	115

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	515	390	74	75	1,054	410	265	120	30	825
Having none of four housing problems	239	525	1,065	590	2,419	125	265	1,035	1,030	2,455
Household has negative income, but none of the other housing problems	125	0	0	0	125	115	0	0	0	115

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	310	310	325	945	135	60	264	459
Large Related	55	115	30	200	65	20	15	100
Elderly	85	100	60	245	155	305	110	570
Other	95	290	329	714	135	45	100	280

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	545	815	744	2,104	490	430	489	1,409

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	295	75	25	395	115	40	64	219
Large Related	55	0	15	70	65	0	0	65
Elderly	70	50	30	150	125	205	20	350
Other	80	205	4	289	110	20	25	155
Total need by income	500	330	74	904	415	265	109	789

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	75	55	0	0	130	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	75	55	0	0	130	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

According to 2007-2000 American Community Survey data, there were 16,093 households present in the Summerville community. Of these households, only 33%, or 5,275, were below the medium income level. This reflects the overall general affluence of the Town of Summerville in that 2/3 of the people comprising the Town’s population have income levels that exceed the low-and-moderate limits established by HUD. Of the 33% of households that fall below the medium income level, 9% are “Very-Low Income,” 9% are “Low Income” and 14% are “Moderate” Income.

Analysis of the type of households which fall beneath the “Medium Income” level reveals the following compositions and identifies those most at risk for being in need of housing assistance:

Very –Low Income (1,525 Homes): 41%- Single Family Households; 8%- Large Family Households; 19% - contain at least one elderly person between 62-74 years of age; 13%- contain at least one elderly person over 75 years of age or older; and 29%- contain one or more children under 6 years of age.

Low Income (1,445 Homes): 26%- Single Family Households; 9%- Large Family Households; 21% - contain at least one elderly person between 62-74 years of age; 22%- contain at least one elderly person over 75 years of age or older; and 18%- contain one or more children under 6 years of age.

Moderate Income (2,305 Homes): 37%- Single Family Households; 4%- Large Family Households; 3% - contain at least one elderly person between 62-74 years of age; 12%- contain at least one elderly person over 75 years of age or older; and 18%- contain one or more children under 6 years of age.

Overall, it appears that Single Family Households show the greatest potential for need and assistance in each of the income categories. In addition, all three income categories show a prevalence of at least one child less than six years of age residing in the home. Children residing in homes that are in need of housing assistance often live in unsafe and/or unsanitary conditions and often lack the means to obtain consistent, proper nutrition or medical care. Elderly and Frail Elderly populations are also present throughout all three income categories and often due to limited financial means are unable to obtain needed accessibility aids, make repairs for unsafe conditions and/or receive proper nutrition.

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

According to the South Carolina Coalition Against Domestic Violence, domestic violence is the leading cause of injuries to women between the ages of 15 to 44, making it more common than auto accidents, rapes and muggings combined. In 2011, the South Carolina Attorney General's Office documented that more than 36,000 victims reported a domestic violence incident to statewide law enforcement. This is a staggering number considering that experts estimate that for every instance of domestic violence, 10 to 30 incidents are not reported. The Town of Summerville does not have a center dedicated to victims of domestic violence. Instead, Summerville residents needing assistance for domestic violence related crimes are referred to My Sister's House, located in North Charleston, for assistance with temporary shelter and referrals to counseling and aid services. Because of the embarrassment, stigma and fear often associated with reporting domestic violence related crimes, it is difficult to estimate the number of victims who may be in need of assistance in the Summerville community. Summerville Police statistics show that from the period of July 1, 2013 to December 31, 2014, 467 domestic violence and domestic violence related (stalking, sexual assault) crimes were investigated. These investigations led to 176 arrests with 74 of the perpetrators being repeat offenders. Because domestic violence is one of the only crimes that is non-discriminatory by race or income status, the Town can only assume that a significant portion, or approximately 2/3, of its reporting victims are in need of some type of housing assistance for themselves or their children. Often, victims grew up in cycle of domestic violence and do not have the financial means or family support structure to leave abusive living situations.

What are the most common housing problems?

Households with severe housing problems are defined as those with one or more of the following: lacks a kitchen or complete plumbing, is severely overcrowded or has a severe cost burden. An analysis of American Community Survey household data reveals that overcrowding for renter households and cost burdens for both renter and owner households are the most significant housing problems for households living below the "Medium" income level in the Summerville community. Survey data reveals that 93% of renter households living beneath the "Medium" income level have one or more of the three defined housing problems. Similarly, 96% of owner households living beneath the "Medium" income level in the Summerville have one or more of the three defined housing problems.

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

Small family households appear to be most affected by both overcrowding and cost burden. Further analysis of the data reveals that 130 single family renter households in the “Very-Low” and “Low” income levels are living in homes that contain more than one person per bedroom. Currently, 945 single family renters and 135 single family home owners have a cost burden greater than 30% of their income. 395 single family renters and 219 single family home owners also have a housing cost burden greater than 50% of their income. The elderly population also showed prevalent housing problems in the cost burden categories. 245 elderly renters and 570 elderly home owners currently have a housing cost burden greater than 30% of their income. Many elderly members of the community population are also living with a housing cost burden greater than 50%. 150 elderly renters and 350 elderly home owners have a housing cost burden that is greater than 50% of their income.

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

Homelessness and poverty are inextricably linked. People who are consistently living at or below the poverty level are frequently unable to pay for basic necessities such as housing, food, childcare, health care, and education. For these people, oftentimes they are only one illness, one accident, or one paycheck away from finding themselves living on the streets. 2,970 households in the Summerville community are living at a “Very Low” income level and 1,445 households are living at a “Low” income level. Of these households, 699 contain a child six year of age or younger. Data is currently not available for “Very Low” and “Low” income households with children over 6 years of age. In addition, 830 individuals residing in “Very Low” and “Low” income households currently have a cost burden greater than 50% of their income, while an additional 385 individuals residing in “Very Low” and “Low” income households have a cost burden greater than 30% of their income. There is no way to predict how many of these individuals are at an immanent risk of becoming homeless. However, it is fact that a critical shortage of housing that is affordable, safe and stable directly contributes to homelessness. The Summerville community does not have any available public housing and very few affordable housing choices for persons living beneath the “Moderate” income level. As such, if the economic or financial status of any of these individuals referenced above does not improve or declines below their present level, homelessness could become a way of life for their families. It is unknown how many formally homeless individuals in the Summerville community are nearing the end of such assistance.

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

N/A- The Town of Summerville does not provide estimates of at-risk populations.

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

Certain housing characteristics and types of individuals have been directly linked to instability and an increased risk for homelessness. Besides the cost burden and poverty factors outlined above, other characteristics have also been proven to have a direct correlation with homelessness. According to the Homelessness Resource Center, structural factors that can cause an increased risk for homelessness include: growing gaps between the rich and the poor, decreases in affordable housing supply; decreases in services, support and social assistance; and, discrimination and racism. Personal histories and individual characteristics such as being involved in a catastrophic event; loss of employment; family divorce; onset of mental and/or other debilitating illnesses; substance use by oneself or family members; a history of physical, sexual or emotional abuse; and involvement in the child welfare system have also been cited by the Center as leading to increased risks for persons to become homeless.

Discussion

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,040	249	240
White	610	204	155
Black / African American	330	45	64
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	0	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,245	200	0
White	730	140	0
Black / African American	420	40	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,239	1,060	0
White	924	755	0
Black / African American	265	270	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	35	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	615	1,110	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	500	855	0
Black / African American	100	195	0
Asian	4	15	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

When determining whether particular ethnic groups in Summerville show disproportionately greater needs for housing problems, the data above was compiled and analyzed for each ethnic group versus the percentage of persons in that category as a whole. Data analysis revealed that following ethnic groups had more than 10% of group that exhibited a disproportionate need:

Hispanic: Very-Low Income of 100% versus 80% for the Whole Jurisdiction; Low Income of 100% versus 85% for the Whole Jurisdiction; Moderate-Income of 67% versus 49% for the Whole Jurisdiction.

American Indian, Alaska Native: Middle-Income of 56% versus 38% for the Whole Jurisdiction.

Asian: Very-Low Income of 100% versus 80% for the Whole Jurisdiction; Middle-Income of 100% versus 38% for the Whole Jurisdiction.

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have proportionally higher housing needs than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	925	365	240
White	520	295	155
Black / African American	305	70	64
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	0	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	655	790	0
White	335	535	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	280	185	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	30	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	194	2,105	0
White	129	1,550	0
Black / African American	45	495	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	60	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	105	1,620	0
White	95	1,265	0
Black / African American	0	290	0
Asian	0	19	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

When determining whether particular ethnic groups in Summerville show disproportionately greater needs for severe housing problems, the data above was compiled and analyzed for each ethnic group versus the percentage of persons in that category as a whole. Data analysis revealed that the following ethnic groups exhibited a disproportionate need when compared to categories as a whole:

Hispanic: Very-Low Income of 100% versus 74% for the Whole Jurisdiction; Low Income of 71% versus 49% for the Whole Jurisdiction; Moderate-Income of 29% versus 7% for the Whole Jurisdiction; Middle-Income of 38% versus 8% for the Whole Jurisdiction.

American Indian, Alaska Native: Very-Low Income of 100% versus 74% for the Whole Jurisdiction; Middle-Income of 56% versus 8% for the Whole Jurisdiction.

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,690	2,310	1,754	240
White	8,975	2,245	1,095	150
Black / African American	1,545	625	565	64
Asian	90	4	20	0
American Indian, Alaska Native	25	0	4	0
Pacific Islander	0	0	0	0
Hispanic	335	65	110	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

When determining whether particular ethnic groups in Summerville show disproportional burdens relative to housing cost, the data above was compiled and analyzed for each ethnic group versus the percentage of persons in that category and income levels as a whole. Data analysis revealed that following ethnic groups had more than 10% of a group that exhibited a disproportionate housing cost burden:

Pacific Islander: Very-Low Income burden of 100% versus 69% for the Whole Jurisdiction.

Hispanic: Moderate-Income burden of 28% versus 12% for the Whole Jurisdiction.

Asian: Moderate-Income burden of 34% versus 12% for the Whole Jurisdiction.

American Indian, Pacific Islander: Moderate-Income burden of 56% versus 12% for the Whole Jurisdiction.

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

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

Housing Problems: The "Very Low," "Low" and "Moderate" income categories reveal that the Hispanic ethnic group shows disproportionately greater needs than the income category as a whole. The "Very Low" and "Middle" income category also reveal that the Asian ethnic group shows disproportionately greater needs than the income category as a whole. Finally, the "Middle" income category also reveals that the American Indian, Alaska Native ethnic group shows disproportionately greater needs than the income category as a whole.

Severe Housing Problems: All four income categories reveal that the Hispanic ethnic group shows disproportionately greater needs than the income category as a whole. The "Very Low" income category also reveals that the Asian ethnic group shows disproportionately greater needs than the income category as a whole. Finally, the "Middle" income category reveals that the American Indian, Alaska Native ethnic group shows disproportionately greater needs than the income category as a whole.

Cost Burdens: The "Very Low" income category shows a disproportionate cost burden for the Pacific Islander ethnic group compared to the category as a whole. The "Low" income category did not show any disproportionate cost burden for any ethnic group. Finally, the "Moderate" income category shows disproportionate cost burdens for the Asian, Hispanic and American Indian/Alaska Native ethnic groups.

Besides cost burden needs, each ethnic group is over represented in comparison to the Town population for basic housing facilities such as fully operational kitchens, complete plumbing facilities and overcrowding per household. The Town expects that some of these needs could be based primarily on cultural preferences for family living arrangements; household utilities and supplies, especially given the fact that several of the ethnic groups showing disproportionate needs were in the "Moderate" and "Middle" income categories.

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

All known needs for ethnic groups with disproportionate needs have been identified.

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

2010 Census data indicates that the ethnic groups of "White Alone" and "Black Alone" make up 93% of the Summerville population at levels of 72% and 11%, respectively. These figures are very much in line with the ethnic group demographic for the state of South Carolina as a whole. In turn, the ethnic groups that showed disproportionately greater needs than the needs of the income categories as a whole comprise only 7% of the Town's population as follows: "Hispanic" 5%; "Asian" 1.5%; "American

Indian/Alaska Native" .4%; "Pacific Islander" .1%. Based on local knowledge and review of census block group data, it does not appear that any of these four minority groups are contained to any specific areas in the Summerville community.

NA-35 Public Housing – 91.205(b)

Introduction

In most communities, publicly standardized housing is the lowest cost housing available to low-and-moderate income households. For some in the lowest income levels of less than 30% of the area median income, it may be the only source of decent and affordable housing. Subsidized housing is available through three methods:

- Affordable housing developments owned and operated by a public housing authority.
- Section 8 rental units, reserved for lower income persons, developed under Federal subsidies that are typically operated under a HUD contract.
- Section 8 vouchers issued to tenants to rent a home or apartment of their choosing.

Each of these methods is designed to bridge the gap between what a person/tenant can afford to pay and market-based rent.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	736	548	0	548	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	7,826	10,169	0	10,169	0	0
Average length of stay	0	0	4	5	0	5	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	82	61	0	61	0	0
# of Disabled Families	0	0	139	139	0	139	0	0
# of Families requesting accessibility features	0	0	736	548	0	548	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	31	74	0	74	0	0	0
Black/African American	0	0	704	471	0	471	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	1	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	7	6	0	6	0	0	0
Not Hispanic	0	0	729	542	0	542	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

N/A- There is not a public housing authority in Dorchester County for Summerville residents. The Town is unaware of any specific and detailed needs of those needing public housing assistance.

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

N/A- There is not a public housing authority in Dorchester County for Summerville residents. The Town is unaware of any specific and detailed needs of those needing public housing assistance.

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

N/A- There is not public housing authority in Dorchester County for Summerville residents. The Town is unaware of any specific and detailed needs of those needing public housing assistance.

Discussion

The South Carolina Regional Housing Authority #3 administers the Tenant Based Assistance (Section 8 Voucher) Program in Dorchester County. There are currently 736 units in Summerville that offer project rental assistance. The Regional Housing Authority provides 548 Section 8 vouchers for rental assistance. The average income of persons receiving Section 8 vouchers is \$10,169. In addition 25% of the persons receiving vouchers are disabled and 11% are elderly. Racial composition represents the most staggering discrepancy in the voucher recipients. Of the 548 voucher recipients, 86% are black, 13% are white and 1% are other races. This shows that the minority population is significantly more likely to have lower levels of income and have a much greater need for supportive housing assistance.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

It is difficult to determine the extent of homelessness in any community because homeless persons typically move frequently and are often reluctant to admit their homeless status or request assistance. No hard data for the homeless population exists for the Town of Summerville. However, a 2014 Point-in-Time survey conducted by the South Carolina Coalition for the homeless and the four continuum of care organizations in the State of South Carolina indicates that a count of 36 homeless individuals (8 unsheltered and 28 emergency sheltered) were present in Dorchester County. This count is likely understated due to the virtually impossible task of tracking all homeless persons. The adjacent counties of Berkeley and Charleston revealed total homeless counts of 5 and 425 homeless individuals, respectively. Charleston County has a significantly higher number of homeless persons because it is much more urbanized than Dorchester or Berkeley counties which still mostly maintain a fully rural or suburban demographic. These numbers clearly show why almost all supportive services for homeless persons exist in the Charleston Metro Area, where the number and need for such services is markedly greater.

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

HUD places individuals who are homeless into four different categories based on lack of residence and the circumstances that have led to homelessness. These four categories include:

- Individuals and family who lack a fixed, regular and adequate nighttime residence. This includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided.
- Individuals and families who will imminently lose their primary nighttime residence.
- Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition.
- Individuals and family who are fleeing, or are attempting to flee, domestic violence; dating violence; sexual assault; stalking; or other dangerous or life-threatening conditions that relate to violence against an individual or family member.

Successfully obtaining accurate counts within each of these four categories which represent a broad spectrum of homelessness is quite challenging, especially when trying to estimate accurate counts for the homeless in rural areas or those who are completely unsheltered.

HUD further defines chronic homelessness as a person who is either an unaccompanied homeless person with a disabling condition who has been continually homeless for a year or more or an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness during the past three years.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Families and children account for a significant portion of the population experiencing homelessness. Typically, a significant portion of individuals found in unsheltered and sheltered locations are people in families and children. According to the 2014 Point-In-Time Count Report prepared by the South Carolina Coalition for the Homeless, the Low Country Continuum of Care area accounted for 18% of the homeless counted that were persons with families; 6% of homeless counted that were families; and 12% of homeless individuals that were children. The Court Report also revealed that Dorchester County had four homeless families, 13 homeless persons in families and 9 homeless children.

Veterans also account for a considerable portion of the homeless population. The 2014 Point-In-Time Count Report revealed that 14%, or 580 individuals, of South Carolina’s homeless population were veterans. Of this population, 532 homeless veterans were male and 47 were female. The Count Report also documented that homeless veterans were most likely to be found in transitional housing, as opposed to being unsheltered or in emergency shelter facilities. Dorchester County only had one veteran that was documented during conduction of the Point-In-Time Count Report. This veteran was documented as being male and unsheltered.

It is unknown exactly how many of these homeless families, families with children or veterans are located in the Summerville community. Some homeless individuals may have been documented in other rural or outlying areas such as St. George.

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

According to the 2014 Point-In-Time Count Report conducted by the South Carolina Coalition for the Homeless, the majority of homeless individuals documented in the state were African American (51%), followed by White (41%) and other races (6%). 2012 American Community Survey Census estimates revealed that the state population was comprised of 28% African Americans and 68% White individuals. This shows that homeless individuals who are African American are disproportionately higher when compared to the overall state population by racial composition. The Count Report showed that of Dorchester County's 36 documented homeless persons 53% were African American, 30% were White and 17% were other races. This follows the overall disproportionate trend of African American homeless that comprise the homeless state population. Dorchester County also showed a much higher proportion of homeless individuals who were "other" races compared to the state population. This signifies that all minority categories are more prone to homelessness than White individuals in Dorchester County.

The 2014 Point-In-Time Count Report documented that 89% of the homeless individuals in South Carolina were non-Hispanic and that 4% were Hispanic. 2012 American Community Survey Census estimates revealed that the state population was comprised of 5% Hispanic or Latino individuals. Therefore, the percentage of state homeless is in line with this population and is not disproportionately represented. The Count Report showed that of Dorchester County's 36 documented homeless persons 35 were non-Hispanic and 1 was Hispanic/Latino. This signifies that the non-Hispanic homeless population in the County is also not disproportionately represented.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2014 Point-In-Time Count Report conducted by the South Carolina Coalition for the Homeless, 5,040 homeless individuals were documented in the state. Of this total, the count of individuals in sheltered locations (i.e. emergency shelters and transitional housing) was 3,234 (64%) and the count of homeless individuals in unsheltered locations was 1,806 (36%). The Count report showed that of Dorchester County's 36 documented homeless persons, 78% were sheltered and 22% were unsheltered. This signifies that the number of documented homeless who were sheltered was slightly higher than the overall state population. This is likely due to the fact that a limited number of homeless shelters exist in Dorchester County and the majority of documented individuals in the Count Report were residing at shelters when the Count was conducted.

Discussion:

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

Introduction:

Persons who are not homeless but have other "special" needs include those individuals who are elderly, abused, mentally ill, physically disabled, developmentally disabled, HIV/AIDS positive or are addicted to drugs and alcohol. Most supportive services for non-homeless persons with "special" needs exist primarily in the urbanized areas of Charleston County. For example, no dedicated facilities serving persons with HIV/AIDS exist in the Summerville community. Primary supportive services are available for seniors, victims and addicts in the Summerville area. These facilities and services include:

- Temporary shelter and referrals to counseling and aid services through My Sister's House, a domestic violence shelter located in North Charleston.
- Counseling, medical examinations, forensic interviews and interactive therapy for families and victims of child abuse at Dorchester Children's Center located in Summerville.
- Meal delivery service for the elderly through the Summerville Meals on Wheels program.
- Respite, relief services and counseling for families taking care of a loved one with Alzheimer's disease through the ARK non-profit organization located in Summerville.
- Comprehensive assessments, individualized treatment plans and prevention/intervention for the treatment of alcohol/drug addiction and mental health disorders through the Dorchester Alcohol and Drug Commission.

Consistent, reliable volunteer service; grant funding and private donations are the most significant needs of these organizations. These needs are evaluated based on actual costs, client increases/decreases, funding increases/decreases and service capabilities due to staff constraints.

Special needs for the majority of these individual populations were outlined in Section MA-35 of this Consolidated Plan. Characteristics and demographics of the population who suffer from HIV/AIDS will be discussed below in question #3. Because the Town's Five-Year Consolidated Plan only will fund activities related one special needs population, the elderly, questions #2 and #3 below will focus primarily on the characteristics and special need of Summerville's elderly population.

Describe the characteristics of special needs populations in your community:

Elderly individuals generally tend to prefer remaining in familiar settings where they can maintain an independent to semi-independent lifestyle with convenient access to recreational, medical and social service type resources. The frail elderly are defined as those persons, typically over 75 years of age, who have physical or mental disabilities that interfere with independent living. Census estimates reveal that 4,457 elderly (2,247 frail elderly) residents are currently residing in the Summerville community. The

National Institute on Aging estimates that 40% of the elderly population requires some assistance with daily living activities. Based on this percentage, it can be estimated that approximately 1,823 elderly persons or frail elderly are residing within the Summerville community that need or require some form of assistance. These persons require not only living quarters, but also varying degrees of assistance, ranging from the provision of meals to almost complete care. Currently elderly and frail elderly community members that require meal assistance due to being homebound can be provided for through the Summerville Meals on Wheels Program. Meals on Wheels currently serves over 750 meals per week and provides clients an opportunity to stay in their homes and avoid the high cost of residential care centers.

Persons with physical disabilities also require some degree of assistance. Similarly to the elderly, these individuals may require a wide range of assistance and services, depending on the nature and degree of their disabilities. From the period 2012-2013, the South Carolina Vocational Rehabilitation Department (SCVRD) served 37,921 people with physical disabilities. SCVRD helps individuals with physical disabilities prepare for, achieve and maintain competitive employment through a statewide service delivery system. During the 2012-2013 Program Year, SCVRD serviced 771 physically disabled clients in Dorchester County and helped 79 achieve employment. It is unknown how many of these individuals resided specifically in the Summerville community. However, because Summerville comprised 1/3 of the County's total population, it is reasonable to estimate that approximately 256 Summerville clients were served, with 26 achieving gainful employment. According to SCVRD, clients who achieve employment status payback approximately \$3.33 in taxes back for every \$1 spent on their training. Most clients achieve full payback of their rehabilitation costs in approximately 5.5 years.

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

Elderly homeowners often encounter affordability issues as the cost of maintaining a home generally rises with the age of the home and homeowner insurance costs increase annually. However, elderly income levels generally do not rise when adjusted for inflation. This causes elderly homeowners to be financially burdened by the need to maintain their properties, pay property taxes and adequately insure the property. Compounding these issues is the fact that medical costs for the elderly tend to increase over time due to overall declines in health. As discussed earlier in section NA-10, cost burden is the biggest problem facing the elderly population in the Summerville community. Currently 185 "very-low" income and "low" income elderly individuals have a cost burden greater than 30% of their income and 120 "very-low" income and "low" income elderly individuals have a cost burden greater than 50% of their income. Although Summerville has a few affordable living and assisted facilities that house elderly individuals based on income needs, several of its senior based facilities have extensive waiting lists or require monthly fees well outside the financial means of the vast majority of a significant percentage of the elderly populations (i.e. Summerville Estates, Summerville Presbyterian Home). Additional mixed income housing that could offer options for more low-and-moderate individuals, including the elderly is definitely a need in the Summerville Community.

A lack of affordable, community recreational facilities that are available to seniors is another supportive service need that is currently unmet for the elderly population of Summerville. Social engagement and light-to-moderate physical activity are vital components to maintaining the mental and physical wellbeing of the senior population. In response to community input at Town Hall public meetings and consultations with the Dorchester Senior Center, it was determined that the existing Dorchester Senior Center did not have enough space to for seniors to engage in many of the activities which they desires, such as computer classes and exercise classes. During implementation of the Five-Year Consolidated Plan, the Town plans to convert its vacant former National Guard Armory building into a community center that will provide recreational and educational activities for senior citizens, low-and-moderate income youth and other members of the general community population.

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

According to the South Carolina Department of Health and Environmental Control (DHEC), 16,312 people were living with HIV/AIDS in South Carolina as of December 31, 2014. Black males currently make up the majority of the population living with HIV/AIDS in South Carolina, with an overwhelming 71% representation. Of the overall state population, 301 individuals in Dorchester County were identified as currently living with HIV/AIDS. Cumulatively, Public Health Region #7 which comprises the local metropolitan statistical area of Charleston, Berkeley and Dorchester Counties represented 15% of all HIV/AIDS cases in South Carolina.

DHEC also reports that 495 new people were diagnosed with HIV and 355 new people were diagnosed with AIDS in South Carolina during 2014. Of the individuals who tested positive for HIV, an overwhelming number were black males who made up 84% of gender positive tests and 76% of race positive tests. 141 positive tests during this time period were identified as occurring in the Lowcountry region. In a like manner, of the 355 new cases of AIDS which were diagnosed during 2014, 54% were black males. Only nine, or 6%, of persons who tested positive during 2014 were residents of Dorchester County.

Discussion:

No activities will be funded or undertaken during implementation of the Five-Year Consolidated Plan to address the needs of non-homeless persons who require supportive housing assistance. These initiatives will not be undertaken due to a lack of available monetary resources and the very limited number of service providers for those with certain “special” needs in Summerville Community. The Town recognizes that persons falling into this category including victims of domestic violence, the disabled and persons living with HIV/AIDS are present throughout the greater Charleston Metropolitan Area. However, almost all supportive services for these populations are located in urbanized areas of Charleston County. Town staff will continue to offer referrals and provide contact information to persons who call seeking specific information on available supportive services. The Town also plans to update the CDBG page on its website during Program Year 2015 to provide additional information on available supportive services both within and outside of the Summerville Community. In these ways, the Town will do its best to encourage and support the efforts of larger, Charleston Area jurisdictions which have the resources to offer supportive housing services and the ability to provide funding to other Charleston Area non-profits that support these special needs.

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

Describe the jurisdiction's need for Public Facilities:

The Town of Summerville currently lacks a community center that could provide recreational and fitness activities and that would allow residents to gather to participate in social or learning activities. Populations who are expected to benefit the most from the formation of a community center include low-and-moderate income individuals, at-risk youth and the elderly population. Having a community center in a low-and-moderate income neighborhood can also reduce crime and boost neighborhood morale. The Town currently owns an abandoned building that was formally a National Guard Armory. The Town plans to completely repurpose this building and turn it into a community center in low/mod census tract 107. The center will likely provide recreational sports, crafting and art events, educational classes and fitness classes that are not readily available to many members of the community.

How were these needs determined?

This need was determined and evaluated based on community input; staff knowledge and available financial resources. The proximity of the planned facility to the Dorchester Senior Center and low-mod blocks groups in census tract 107 also weighed heavily in the evaluation of goal obtainability.

Describe the jurisdiction's need for Public Improvements:

The Town of Summerville is in need of sidewalk, streetscape, drainage and lighting improvements in many of its public facilities (tennis courts, parks) and pedestrian streets. The population of the Town has increased by 51% over the past decade, causing a marked increase in associated traffic. General infrastructure construction has not been able to keep pace with this growth level. Massive growth has inhibited many areas in low-mod census tracts from receiving adequate lighting and sidewalks in high traffic areas, posing citizen safety issues. In addition, several low-mod income areas lack adequate drainage infrastructure which could threaten the safety, health and quality of life for citizens living in these areas.

How were these needs determined?

This need was based on community input and staff knowledge of outdated and inadequate infrastructure.

Describe the jurisdiction's need for Public Services:

The Town has identified its primary need in the public service area as obtaining shelter and supportive services for homeless individuals in the Summerville community. Currently, the Town has very limited transitional shelter resources, with its only shelter having 28 temporary beds for women and children. In addition, all supportive services for homeless individuals are based out of the Charleston Metropolitan Area. During implementation of the Consolidated Plan, the Town will utilize non-profit organizations to help it address the problem of homelessness in the Summerville community. This will be accomplished by providing financial support for five transitional housing beds and transportation to supportive services for homeless men at the Home of Hope shelter which will open in Summerville during summer, 2015.

UPDATE: The Town completed its Analysis of Impediments in 2016, which provided recommendations for fair housing promotion. The Town is updating this Consolidated Plan to include fair housing promotion as a primary goal and objective, and will partner with local nonprofits to provide public services which may include fair housing counseling and other education and outreach activities.

How were these needs determined?

This need was determined based on input from community citizens, local law enforcement officers and local church organizations. The Town also completed an Analysis of Impediments to Fair Housing in the Fall 2016, which provided insight on existing potential barriers to fair housing, as well as recommendations for promoting fair housing.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing stock is a vital component of any community. Its quality, availability and affordability have great effects on the ability of a community to retain current residents and attract new ones. Not only is housing necessary to provide shelter to a community's residents, but it also functions as a defining feature. Diversity of housing stock in terms of type, style and age provide residents with variety and choice, while helping the community develop a unique identity. For these reasons, it is essential that Summerville strive to provide its residents with quality, affordable and diverse housing options.

During the past decade, Summerville has rapidly increased in population, number of households and median income. Summerville is currently the second fastest growing municipality in the state of South Carolina. According to American Community Survey (ACS) data, Summerville has experienced a 51% increase in population growth from 27,752 residents to 41,970 residents during the past decade. This massive population influx has obviously required that the number of jurisdictional households increase in-kind. During the past decade, ACS data reveals that the number of households in the Summerville community has increased from 10,476 to 16,093. Total population and household population growth has, in turn, led to needed commercial and retail development. The Charleston Metropolitan Area recently acquired the Boeing Corporation as a new, large area employer. Many of its employees are currently living in the Summerville area based on the quality of the Dorchester II School District and the relative affordability of housing compared to other areas closer to downtown Charleston. New job creation has caused Summerville's median income to increase by 26% during the past decade. This type of growth in wealth and community assets is vital for sustainability but, can also, create a greater and more noticeable divide between those of low-and-moderate income status and those exceeding those thresholds.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,159	63%
1-unit, attached structure	632	4%
2-4 units	1,076	6%
5-19 units	2,433	14%
20 or more units	1,220	7%
Mobile Home, boat, RV, van, etc	1,128	6%
Total	17,648	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	156	3%
1 bedroom	122	1%	1,048	19%
2 bedrooms	832	8%	2,522	46%
3 or more bedrooms	9,631	91%	1,767	32%
Total	10,600	100%	5,493	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

N/A- The Town of Summerville does not have a local or county housing authority and will not target any housing units with federal, state or local programs.

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

N/A- South Carolina Regional Housing Authority #3 administers all aspects of the Tenant Based Assistance (Section 8 Voucher) Program in Dorchester County.

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

The Town has steadily increased the growth of its overall housing stock during the past 50 years. During the past decade alone, Summerville's population has increased by 51% from 27,752 to 41,970 residents. This falls in line with the growth in the overall number of households of 54% during the same time period. The Town could benefit from the presence of additional affordable housing for low-and-moderate areas of the community. Many low-and-moderate income residents are stuck in their existing homes due to the affluent nature of much of the Summerville community and an average median value of \$180,600 for owner occupied homes.

Describe the need for specific types of housing:

The Town generally lacks mixed-income residential development in many parts of the community. In prior years, residential construction tended to be pocketed. This resulted in a lack of income diversity in many areas. The Town of Summerville recently adopted a Master Plan which calls for mixed residential development surrounding the downtown area. The Town has also amended several of its zoning ordinances during the past couple of years to make them more consistent and ensure that approved ordinances did not restrict minority housing and business development.

Discussion

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

Introduction

During the past decade, the cost of housing has markedly increased in the Summerville community. The current median home value is \$186,100, a staggering 75% increase over the \$106,600 median home value a decade ago. In a similar manner, the current median rental contract is \$742 per month, a 53% increase over the \$484 median rental contract price of \$484 a decade ago. This signifies the generally affluent status of the Summerville community and provides evidence that low-and-moderate income individuals are generally segmented and/or pocketed in certain areas of the community. Currently, 70.2% of Summerville renters are paying \$500-\$900 monthly for home rental costs. Only 15% of renters are currently paying under \$500 for monthly housing costs. Available housing affordability data suggests that 20% of current renters make less than 30% of Housing Urban Development Area Median Family Income (HAMFI). In general, households at less than 30% of HAMFI can be equated to households living at or below the poverty level. Lack of available, affordable rental units can be attributed to both the generally affluent nature of the Summerville community and the lack of existence of public housing options available for individuals living at or below the poverty line.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	106,600	186,100	75%
Median Contract Rent	484	742	53%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	824	15.0%
\$500-999	3,856	70.2%
\$1,000-1,499	649	11.8%
\$1,500-1,999	77	1.4%
\$2,000 or more	87	1.6%
Total	5,493	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	315	No Data
50% HAMFI	800	329
80% HAMFI	3,235	1,469
100% HAMFI	No Data	2,728
Total	4,350	4,526

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

A sufficient number of homes exist for the overall population in the Summerville community. However, because the Town lacks access to a Public Housing Authority or agreement, those individuals in the "very low" income classification are severely limited by housing options available to them on a consistent basis.

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

According to HUD standards, a housing unit is considered affordable for its occupants if the monthly homeowner expenses for the unit sum to less than 30% of the homeowner's total income. The recent downturn in the economy caused residential home and property values to decline significantly over a five year period, leading to a decline in the overall number of individuals willing to sell their homes at affordable prices. With the recent economic uptick, home values and rental fees are likely to increase overall. However, current economic growth has also caused developers to start building houses again at a rapid pace which will provide a greater housing stock and price range for individuals to pursue, thereby somewhat mitigating the previous factor. Those at or below the poverty level, however, are expected to have very few additional opportunities for affordable home purchases or rentals, given the general areas where most housing development is expected to take place. Dorchester Habitat for

Humanity remains one of the only organizations committed to providing affordable homes in the Summerville community whenever land is available for purchase and construction. The Town will continue to assist and support the efforts of Dorchester Habitat for Humanity during the course of implementation of its Five-Year Consolidated Plan.

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

N/A

Discussion

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

Introduction

HUD requires that the use of Federal funds for housing activities be used in a manner so as to provide decent, safe and sanitary housing at an affordable cost for low-income families. In order to ensure the production of quality housing, HUD has established housing quality standards (HQS) which all units must meet before assistance can be paid on behalf of a low-income family. HQS include requirements and acceptability criteria for all housing types including single and multi-family units and special housing types such as manufactured homes. HQS represents the definition of “standard” housing and establishes the minimum criteria necessary for the health and safety of HUD program participants.

Definitions

The Town of Summerville does not consider a home suitable for rehabilitation if it contains conditions that could possibly make it eligible for condemnation or if the cost of repairs would be greater than the fair market value of the home. Substandard conditions are those deficiencies that, if corrected, would eliminate existing safety and/or health issues and would sustain the viability of home occupancy for a reasonable period of time. Most homes in substandard condition are generally considered suitable for rehabilitation activities.

In order for a federally assisted home to be considered to be of “standard” condition, the following criteria are necessary:

- Contains safe, operational and appropriate sanitary facilities and conditions.
- Contains a safe and operational area for food preparation and waste disposal.
- Provides occupants with adequate spacing for family size and necessary security features .
- Provides safe and energy efficient thermal functions (i.e. HVAC).
- Contains safe and operational electrical features and offers appropriate lighting for living space.
- Structure is constructed of quality, industry standard materials.
- Water supply is operational with appropriate pressure throughout structure.
- Air quality of structure environment meets National Ambient Air Quality Standards.
- Is free of lead-based paint hazards.
- Has necessary outdoor and indoor accessibility features for the handicapped and/or disabled.
- Site and neighborhood of the home is appropriate for the safety and family composition of the recipient.
- Contains hard-wired, operational smoke detectors.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,691	25%	2,294	42%
With two selected Conditions	0	0%	157	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,909	75%	3,042	55%
Total	10,600	100%	5,493	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,920	37%	2,024	37%
1980-1999	3,944	37%	1,678	31%
1950-1979	2,154	20%	1,486	27%
Before 1950	582	5%	305	6%
Total	10,600	99%	5,493	101%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,736	26%	1,791	33%
Housing Units build before 1980 with children present	1,289	12%	905	16%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Data Unavailability

No vacant unit data for units that are suitable or unsuitable for rehabilitation are available from 2010 Census data or the local Council of Governments. According to the 2010 Census, the homeowner vacancy rate for Summerville is 2.7% and total rental vacancy rate for Summerville is 12.4%. Census data also reveals that 1,691 housing units in Summerville are vacant and 333 additional vacant rental units currently exist.

Housing Units		
Total Units	18,557	100%
Occupied Units	16866	90.90%
Vacant Units	1,691	9.10%
For Rent	873	4.7%
Rented, not Occupied	37	.20%
For Sale Only	298	1.6%
Sold,not occupied	51	.3%
For Seasonal, Occasional Use	99	.5%
Other Vacants	333	1.8%
Homeowner Vacancy Rate		2.7%
Rental Vacancy Rate		12.4%

Table 36 - Housing Occupancy Data- Summerville (Source: 2010 Census)

Need for Owner and Rental Rehabilitation

Many homeowners who reside in low-and-moderate income census tracts are in need of housing rehabilitation on a varying scale. During Program Year 2012, the Town utilized CDBG funding to undertake rehabilitation activities on five single-family homes. Over 20 additional eligible applicants were denied due to the depletion of available funding. Residents still frequently call Town Hall facilities to inquire if the Town will continue the program with additional grant funding. However, the Town does not plan to pursue single family housing rehabilitation during the implementation of its Five-Year Consolidated Plan based on the lack of staff trained on HUD rehabilitation standards which requires spending a significant portion of designated funds on contracted inspectors. Although maintenance of existing housing stock is important for the stabilization of low-and- moderate income neighborhoods, the Town feels that CDBG funds invested in public infrastructure projects in these areas provide a more substantial return on its investment.

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

ACS data shows 10,600 owner occupied and 5,493 renter occupied units in the Town of Summerville as of 2011. Approximately ¼ of these homes were constructed prior to 1978 when lead-based paint was outlawed. More specifically, there are currently 4,527 homes in the community that were constructed prior to the time when lead-based paint was outlawed. Of these 4,527 units, 2,194 house children who are the individuals most vulnerable to lead-based paint hazards. The Town considers the risk of lead-based paint to be minimal based on the negative presence of lead-based paint during the conduction of housing rehabilitation activities performed under Small Cities Block and CDBG entitlement grants. The Town has many historical, high-income level homes that could account for a significant portion of existing lead-based paint outside of low-and-moderate income areas. The lack of a County housing authority or County presence in grant funded programs that assist low-income individuals with housing needs is a huge obstacle in helping serve persons in unincorporated/un-annexed areas of Summerville who need assistance. This will be the greatest obstacle facing the Town whenever it pursues CDBG housing projects in the future.

Discussion

Based on lessons learned from prior participation in federally funded housing rehabilitation activities, the Town plans to support housing related initiatives in the future by partnering with local non-profit organizations to financially support construction of new, affordable, standard housing for low-and-moderate income families during implementation of its Consolidated Plan. Due to the relatively small amount of its annual entitlement allocations, the Town feels that more low-and-moderate income individuals' housing needs can be met through partnership with non-profit organizations, rather than through the operations of an ongoing housing rehabilitation program which necessitates that a significant portion of allocated funds be used to hire qualified inspectors to assist with administration and HQS inspection activities.

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

Introduction

The Town of Summerville does not have a public housing authority that operates in the Town limits or in adjoining Dorchester or Berkeley Counties. The closest operational public housing authority is located in Charleston County. The South Carolina Regional Housing Authority #3 administers the Tenant Based Assistance (Section 8 Voucher) Program in Dorchester County. As such, the Town does not have the authority or capability to undertake activities that support or benefit residents requiring affordable, public housing.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			787	572			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

N/A- The Town and Dorchester County do not have a public housing agency or associated plan.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

N/A

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

N/A

Discussion:

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

Introduction

The Lowcountry Continuum of Care Partnership is comprised of seven counties: Berkeley, Charleston, Dorchester, Beaufort, Jasper, Hamilton and Colleton and consists of 650 providers that assist with emergency, transitional or unsheltered homeless needs. One80 Place, a member of the Lowcountry Continuum of Care, operates two transitional housing shelters that serve women and children (Summerville) and downtown Charleston (men, women, children and veterans). All supportive services offered by One80 Place are conducted at its Charleston location. Residents from Summerville's newly established men's Home of Hope shelter will be transported to the downtown location to receive supportive services.

Update (2017): One80Place closed the Summerville women’s and children’s shelter since the original publication of the Consolidated Plan. The Town recognizes a need in this area for the remainder of the Consolidated Plan and intends to work with local nonprofits, as well as the Mayors’ Commission on Homelessness and Affordable Housing (a joint commission of four regional municipalities), to address housing and services for the areas homeless persons.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	28	0	0
Households with Only Adults	0	0	5	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 28 transitional homeless beds currently available at One80 Place women and children shelter in Summerville. Five transitional homeless beds for adult males are currently under development at Home of Hope Shelter in Summerville and will be available in Summer, 2015. Update (2017): One80Place women's and children's shelter no longer operates in Summerville. Home of Hope currently has 16 beds.

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

Mainstream services targeted specifically towards homeless persons are not readily available in the Summerville community. Virtually all mainstream services, assisting the Lowcountry area's homeless population occur in the urban areas of Charleston County, where the vast majority of the area's homeless individuals reside. The Town of Summerville will use CDBG funds to provide services to homeless persons in partnership with local nonprofit organizations.

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

During Program Year 2015, CDBG funded homeless men and existing homeless women in Summerville will receive supportive services and shelter at One80 Place. One80 Place offers the following programs and services to the homeless population:

- Providing complete medical screening in its Homeless Health Clinic.
- Assisting homeless individuals and families who have little understanding of their legal rights and have a general distrust for the system.
- Helping homeless individuals obtain a GED. Most are unemployed and do not have the skills required for long term, stable professions.
- Offering homeless individuals access to a basic job training program.
- Assigning homeless individuals a dedicated case manager. All case managers have master's degrees and appropriate licensure to provide the best assistance to homeless individuals.
- Operating a community kitchen that serves an average of 185 lunches a day to anyone in need.
- Providing veteran services to both men and women who have served, or live with a spouse who has served, in the military.

UPDATE (2017): CDBG funds were not allocated toward homeless assistance in program year 2015 due to administrative and regulatory requirements of the CDBG program. Homeless Assistance remains a priority for the remainder of the ConPlan.

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

Introduction

Persons who are not homeless but have other special needs include those individuals who are elderly, abused, mentally ill, physically disabled, developmentally disabled, HIV/AIDS positive or are addicted to drugs and alcohol. These individual populations are generally at an increased risk for instability and homelessness due to inadequate financial means and lack of available supportive services. Certain housing characteristics and types of individuals have been directly linked to instability an increased risk for homelessness. Besides the cost burden and poverty factors outlined in sections MA-15 and NA-10 of this Consolidated Plan, other characteristics have also been proven to have a direct correlation with homelessness for individuals with special needs. According to the Homelessness Resource Center, structural factors that can cause an increased risk for homelessness include: growing gaps between the rich and the poor, decreases in affordable housing supply; decreases in services, support and social assistance; and, discrimination and racism. Personal histories and individual characteristics such as being involved in a catastrophic event; loss of employment; family divorce; onset of mental and/or other debilitating illnesses; substance use by oneself or family members; a history of physical, sexual or emotional abuse; and involvement in the child welfare system have also been cited by the Center as leading to increased risks for persons to become homeless.

Particular special needs groups seem to correlate strongest with risks of instability and the potential for homelessness. Summerville considers the following groups as most at-risk for instability and potential risk for homelessness:

Victims of Domestic Violence/Abuse: There is a strong connection between domestic violence and homelessness. Battered women, who live in poverty, are often forced to choose between abusive relationships and homelessness. In addition, young people who are victims of sexual, physical or psychological abuse also often become homeless. Seniors that are experiencing abuse and neglect at home are also increasingly at risk of homelessness.

Substance Abusers: The relationship between substance use and homelessness is complex. Many people who are addicted to alcohol and drugs never become homeless, but people with low income and addictions are at increased risk of homelessness. Additionally, the rates of alcohol and drug use are disproportionately high among the homeless population.

Mentally Ill: Individuals with mental illness typically experience more barriers to employment and are isolated from friends, family and other social networks, leaving the more vulnerable to experiencing homelessness.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families,

public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons with mental illness, disabilities and substance abuse problems generally need an array of services. Individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitation nature of the illness. The majority of the individuals that comprise this population receive their sole source of income from Social Security Disability Insurance or Income. The housing needs for this at-risk population are similar to other low-income groups. However, these individuals differ in that they typically need supporting services, outpatient services and case management to monitor and properly treat the nature of their illness. Housing needs for these individuals need to ensure that residents maintain maximum independence in the least restrictive setting suitable to their needs, either through independent living or shared living quarters with onsite support. Supportive housing options for this population may include living with family or friends; respite services; or small structured facilities. The Dorchester Clinic is located in Summerville and provides mental health treatment services for residents of Dorchester County. The Clinic provides services at varying levels of intensity which are delivered through homes, schools, communities and clinic-based sites depending on client needs and preferences. The Clinic's Center also provides emergency services, case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in both Charleston and Dorchester County. It fully supports the limited financial means of individuals who need treatment for mental problems because no one is turned away for treatment regardless of their ability to pay if they meet treatment eligibility criteria.

The majority of people who suffer from alcohol or substance abuse problems are able to maintain jobs and homes at the beginning stages of their addictions. However, as their addiction problems progress, their ability to maintain a functioning lifestyle typically diminishes. Like domestic violence, substance abuse knows no socioeconomic boundaries, but is found to be the most severe among low-income groups. The Dorchester Alcohol and Drug Commission is a nationally accredited agency that serves the Summerville community. The Commission offers a multi-disciplinary, integrated approach to the treatment of alcohol and drug addiction and mental health disorders. All services provided by the Commission are on an intensive outpatient or general continual care basis depending on the degree of monitoring required for mitigating addiction problems and tendencies. Unfortunately, the Summerville community does not have preventative housing services for people with substance abuse problems, which is often the only means for "very-low" and "low" income individuals to address their problems.

From the period, October 2013 – September 2014, My Sister's House, a domestic violence shelter located in North Charleston, served 305 domestic abuse victims in Charleston, Berkeley and Dorchester Counties. My Sister's House provides services, programs and resources to empower domestic violence victims and their children to live free from abuse. The organization operates an emergency temporary shelter at an unidentified location for up to 36 women and children who flee from abusive situations in the tri-county area. Gauging the extent to which supportive housing is adequate for victims of domestic violence and abuse is extremely difficult to discern given that fact that thousands of domestic incidents are either not reported or help is not thoroughly pursued.

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

Programs that ensure that persons returning from mental and physical health institutions receive appropriate supportive housing do not exist in the Summerville area. Services in these are conducted in the Charleston Metropolitan Region.

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

During the 2015 Program Year, the Town does not plan to undertake any activities related to housing and supportive services for people who are not homeless, but have other special needs. During future years of implementation of the Five-Year Consolidated Plan, the Town plans to renovate its existing, vacant National Guard Armory building to provide a community center for seniors, youth and other low-and-moderate income citizens to engage in recreational, social and educational activities. A lack of affordable, community recreational facilities that are available to seniors is another supportive service need that is currently unmet for the elderly population of Summerville. Social engagement and light-to-moderate physical activity are vital components to maintaining the mental and physical wellbeing of the senior population.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the 2015 Program Year, the Town does not plan to undertake any activities to address housing and supportive service needs for people who are not homeless, but have other special needs. During future years of implementation of the Five-Year Consolidated Plan, the Town plans to renovate its existing, vacant National Guard Armory building to provide a community center for seniors, youth and other low-and-moderate income citizens to engage in recreational, social and educational activities. A lack of affordable, community recreational facilities that are available to seniors is another supportive service need that is currently unmet for the elderly population of Summerville. Social engagement and light-to-moderate physical activity are vital components to maintaining the mental and physical wellbeing of the senior population.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies and regulations governing zoning, subdivision regulations and building codes are designed to protect the health and safety of the community citizens. For example, Summerville has adopted the International Building Code, which standardizes buildings on a national basis to ensure standard and quality craftsmanship during the construction of homes. Sometimes, however, public policies can inadvertently have negative effects on the ability for persons of a low-and-moderate income status to compete for decent, affordable housing, as shown in the following examples.

The Town of Summerville is located in a hurricane zone and also sits on an earthquake fault line. These elements generally result in additional building costs to ensure that home residences are protected against natural hazards. However, required insurance costs for these wind and flood hazards are often not feasible expenses for low-and-moderate income individuals and serves as a barrier to them for residing in certain community locations.

An additional barrier to affordable housing that now exists in the Summerville community is the assessment of building impact fees charged to builders to ensure that the cost of growth is borne by new developments. Unfortunately, builders pass these costs straight on to home buyers which also serves as an ongoing barrier for would be low-and-moderate income home buyers.

Summerville, like many other generally affluent communities, suffers to some degree from NIMBYism, otherwise known as “Not in my Backyard.” This was one of the exiting impediments that was identified during the conduction of the Town’s Impediments Analysis study adopted by Town Council in December, 2011. When NIMBYism is persistent and prevalent, it raises concerns about the appropriateness of government organizations participating in initiatives that sponsor fair housing which is detrimental to the potential progress and development of an entire community. As an action to mitigate and lessen future NIMBYism the Town has recently unified and re-written several of its zoning ordinances to help ensure that they are not overly restrictive to minority residential and business development.

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

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	47	28	0	0	0
Arts, Entertainment, Accommodations	1,820	2,291	14	21	7
Construction	869	373	7	3	-4
Education and Health Care Services	2,140	1,873	17	17	0
Finance, Insurance, and Real Estate	738	800	6	7	1
Information	293	216	2	2	0
Manufacturing	1,810	700	14	6	-8
Other Services	502	657	4	6	2
Professional, Scientific, Management Services	1,246	590	10	5	-5
Public Administration	0	0	0	0	0
Retail Trade	2,144	3,070	17	28	11
Transportation and Warehousing	521	104	4	1	-3
Wholesale Trade	599	336	5	3	-2
Total	12,729	11,038	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	21,076
Civilian Employed Population 16 years and over	19,288
Unemployment Rate	8.48
Unemployment Rate for Ages 16-24	25.18
Unemployment Rate for Ages 25-65	5.16

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	4,387
Farming, fisheries and forestry occupations	969
Service	2,009
Sales and office	5,241
Construction, extraction, maintenance and repair	1,781
Production, transportation and material moving	1,279

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,494	56%
30-59 Minutes	6,926	37%
60 or More Minutes	1,364	7%
Total	18,784	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	640	155	616
High school graduate (includes equivalency)	4,084	307	1,249
Some college or Associate's degree	6,043	565	1,746

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	5,501	133	936

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	93	91	105	205	402
9th to 12th grade, no diploma	497	358	244	408	587
High school graduate, GED, or alternative	1,278	1,216	1,820	2,636	1,627
Some college, no degree	1,298	1,740	1,261	2,871	1,002
Associate's degree	263	911	698	1,201	227
Bachelor's degree	311	1,325	1,212	1,954	840
Graduate or professional degree	0	442	616	1,188	402

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,887
High school graduate (includes equivalency)	30,537
Some college or Associate's degree	33,695
Bachelor's degree	45,158
Graduate or professional degree	56,165

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The major employment sectors in the Summerville community are in the retail trade; education and healthcare services and arts, entertainment and accommodations sectors.

Describe the workforce and infrastructure needs of the business community:

A significant portion of Summerville residents commute to the Charleston Metropolitan Region on a daily basis for employment. In general, Summerville has more affordable housing per square foot than other communities bordering downtown Charleston including James Island and Mt. Pleasant. The road infrastructure in Summerville has not been able to keep pace with recent population growth and a 20 mile drive to the downtown Charleston can take up to an hour and 30 minutes on an average day. The Town will be issuing bonds in late summer/early fall to help mitigate some of the existing traffic issues through road re-routes and expansions.

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

The Town recently created the Summerville Redevelopment Corporation to create the opportunity for the Town to engage in public-private-partnership initiatives for major economic development and infrastructure projects. Currently the Town has entered into an agreement for the creation of a facility in historic downtown which will contain a boutique hotel, conference center, parking garage, condos, retail shops and a rooftop bar. The project is expected to create 60 new jobs, boost tourism and stimulate economic growth in the downtown area. In addition, the project will create an ongoing source of revenue for the Town through a variety of ongoing taxes and fees.

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

Persons comprising the population of Summerville are generally more educated than those who reside in other parts of Dorchester County. This has led to Summerville having a median income rate of \$55,256 which speaks to the generally affluent make-up of the Summerville community and helps explain why approximately 2/3 of Summerville households would not qualify as recipients for receiving CDBG funds. Ample opportunities exist for employment at hotels, restaurants and shopping centers within the retail and accommodations sectors of the community. These jobs are typically on the lower end of wage earnings spectrum, however. The highest wage earners in the Summerville community are generally those in the medical, legal and financial industries. While a fair amount of employment opportunities exist in these business sectors, many in these fields commute towards the Charleston area seeking higher paying jobs in a more urban area.

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

No workforce training initiatives are expected to benefit or support the Town's Five-Year Consolidated Plan. Town leaders and Planning Department staff recently visited sites of newly established retail

incubators in the Hartsville and Florence area to learn about attracting entrepreneurial training initiatives that could benefit economic growth initiatives in the Summerville community in the future.

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

Yes

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

The Town recently created the Summerville Redevelopment Corporation to create the opportunity for the Town to engage in public-private-partnership initiatives for major economic development and infrastructure projects. Currently the Town has entered into an agreement for the creation of a facility in historic downtown which will contain a boutique hotel, conference center, parking garage, condos, retail shops and a rooftop bar. The project is expected to create 60 new jobs, boost tourism and stimulate economic growth in the downtown area. In addition, the project will create an ongoing source of revenue for the Town through a variety of ongoing taxes and fees. These initiatives may provide a financial leveraging source for future economic development, public service or public infrastructure projects that may be undertaken with CDBG funds during future years.

Discussion

MA-50 Needs and Market Analysis Discussion

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

Not officially determined. However, based on prior housing rehabilitation project conducted under the Small Cities Block Grant and CDBG Entitlement Programs, it is well known that the Brownsville community area contains a high concentration of homes that have multiple housing problems. The concentration, or overwhelming majority (>50%) of homes in this community are owned by minority, low-income persons and are over 50 years old. In addition, most residents residing in the Brownsville community inherited their homes from heirs and have no intention of leaving or selling their residences.

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

Approximately 28% of Summerville's population is comprised of racial and ethnic minorities. The majority of these individuals reside in the Brownsville community and within two of the three block groups comprising census tract 107.

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

Homes in the aforementioned areas are typically around 40-50 years old. The majority of low-and-moderate individuals residing in these neighborhoods have lived in the area their entire life, inherited their property from family or do not have a sufficient income to move or make necessary repairs to their existing residences. During Program Year 2012, the Town used CDBG funds to perform housing rehabilitation work on four homes in the Brownsville community. Inadequate sewer, windows, roofing and electrical hazards were the most common deficiencies in these homes. Homes in the neighborhood rarely, if ever, go up for sale.

Are there any community assets in these areas/neighborhoods?

The areas adjacent to the Brownsville community, in Census tract 107, contain community assets including Doty Park and the former National Guard Armory Building.

Are there other strategic opportunities in any of these areas?

Strategic opportunities will not be readily available in the Brownsville community until basic infrastructure elements are installed or brought up to standard. Census tract 107 will have a plethora of strategic opportunities available to it with the recent creation of the Summerville Redevelopment Corporation which will utilize public-private partnership agreements to bolster economic growth, create new jobs and push infrastructure improvements to the forefront in the downtown Summerville area.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

During the five-year period encompassing this Consolidated Plan, the Town of Summerville is projected to receive approximately \$233,382 each year, or \$1,166,910 over a five-year period. The purpose of developing a strategic plan is to outline general activities that the Town intends to fund over a five-year period. In addition to the Five-Year Consolidated Plan, an Annual Action Plan is developed each year that identifies specific programs and activities that will be undertaken on an annual basis. The following principles will guide the Town in setting priorities, developing strategies and evaluating and selecting specific projects during implementation of the Five-Year Consolidated Plan:

1. Provide assistance that affects the greatest number of individuals or areas that qualify as low-and-moderate income.
2. Support projects that result in low-and-moderate income residents achieving a more suitable living environment.
3. Support projects that promote neighborhood stability.
4. Identify potential projects that can be used to leverage other community and financial resources.
5. Provide assistance to non-profit organizations that can increase the availability of affordable housing.
6. Identify and support projects that include the potential for economic development in low-and-moderate income areas and achieve mixed-income development in other Town areas.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Census Tract 107
	Area Type:	Area Improvements
	Other Target Area Description:	Area Improvements
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Brownsville Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Promotion of long-term economic benefits
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

During the implementation of the Five-Year Consolidated Plan, the majority of Town’s entitlement funding will be allocated to the three block groups that comprise Census tract 107. Census tract 107 includes the Town’s historic district, the low-mod Brownsville community area and areas extending from Main Street near “Town Square.” This area has been selected for targeting of CDBG expenditures because it represents the geographic area with the highest concentration of low-and-moderate income individuals and is contiguous to other CDBG funded sidewalk infrastructure projects that have been completed or are currently underway. This census tract also is comprised of 5,572 residents and has a strong minority presence of 50%. Because this census tract contains some of the oldest sections of the Summerville community, several key areas are in need of continued upgrading or rehabilitation to encourage economic development and neighborhood stabilization.

The Town may commit some of its entitlement funds to other qualifying census tract areas during the implementation of its Five-Year Consolidated Plans based on unidentified problems and needs that may arise. However, the Town strongly believes that continuing to improve and expand the development of areas that have been previously infused with CDBG funds and other local resources promotes the strongest building blocks for revitalization and economic growth.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Homeless Assistance/Support
	Priority Level	High
	Population	Extremely Low Individuals
	Geographic Areas Affected	
	Associated Goals	Homeless Assistance
	Description	Provide financial assistance to non-profit organizations that will support temporary housing of homeless individuals and transportation for the receipt of supportive services.
	Basis for Relative Priority	Dorchester Home of Hope will open the first homeless shelter for men during the summer of 2015. At the present time, Summerville's only homeless shelter provides assistance to women and children only. As the number of homeless individuals has recently appeared to be more prevalent in the Summerville community, the need to establish a homeless shelter for men has become a high priority for government leader, local law enforcement personnel and community church officials.
2	Priority Need Name	LMI Community Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Brownsville Neighborhood Area Improvements
	Associated Goals	Drainage/Stormwater Improvements Provide Street Infrastructure Improvements

	Description	Install sidewalk and drainage/stormwater infrastructure to enhance citizen safety and neighborhood revitalization and development in low-and-moderate income areas.
	Basis for Relative Priority	During development of the Five-Year Consolidated Plan, both community residents and government officials expressed the greatest support for using annual CDBG funding allocations to benefit the broadest number of low-and-moderate income individuals and neighborhood communities as a whole. In addition, many streets in the main artery of the Town still do not have adequate sidewalk infrastructure which poses a significant safety threat due to major recent growth in the Town's population.
3	Priority Need Name	LMI Streetscape and Lighting Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Area Improvements
	Associated Goals	Provide Street Infrastructure Improvements
	Description	Initiate streetscape and lighting improvements to enhance citizen safety and encourage development and additional use of public recreational areas.
	Basis for Relative Priority	During development of the Five-Year Consolidated Plan, both community residents and government officials expressed the greatest support for using annual CDBG funding allocations to benefit the broadest number of low-and-moderate income individuals and neighborhood communities as a whole. In addition, streetscape and lighting improvements will improve safety for all community residents and help improve the condition and safety of Town owned facilities that serve low-and-moderate income persons.
4	Priority Need Name	LMI Recreational and Community Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	Brownsville Neighborhood Area Improvements
	Associated Goals	Provide Recreational and Community Facilities
	Description	Provide recreational and community facilities in areas that are comprised primarily of low-and-moderate income individuals, at-risk youth and/or the elderly.
	Basis for Relative Priority	Residents currently do not have a large community center or gathering space where low-and-moderate income residents, at-risk youth or senior citizens can gather for social and physical activities. Both residents and government officials expressed the need for the establishment of such a center as a high priority in order to improve community morale and possibly decrease crime. The Town currently owns an abandoned Armory building which was a former training site for the National Guard. The Armory building is located in Census tract 107 and is located right outside of the Brownsville community. These areas contain the majority of low-and-moderate income residents that live in Summerville.
5	Priority Need Name	Quality, Affordable Housing
	Priority Level	High
	Population	Low Moderate Families with Children
	Geographic Areas Affected	
	Associated Goals	Provide Decent, Affordable Housing Promote Fair Housing
	Description	Provide financial assistance to non-profit organizations to support the development of standard, affordable housing for low-and-moderate income residents residing in the Summerville Community.

	Basis for Relative Priority	Due to large increases in Summerville's population during the past decade, affordable housing is not necessarily available to all those who may need it. Due to a lack of staffing resources to undertake needed housing rehabilitation activities in a cost-efficient manner, Town officials and staff have determined that partnering with non-profit organizations to provide safe and affordable housing to low-and-moderate income residents is the best way to increase the affordable housing stock in the Summerville community.
6	Priority Need Name	Economic Development Initiatives
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Support Economic Development Initiatives
	Description	Support redevelopment efforts that enable business and economic expansion that will result in the creation of employment opportunities.
	Basis for Relative Priority	Local government officials recently created the Summerville Redevelopment Corporation in order to be able to enter into public-private partnerships to boost business development, economic expansion and job creation in the Summerville community. Once the Redevelopment Corporation is more established, it possibly may be able to leverage CDBG funded projects to help fund high priority infrastructure projects and job opportunities for low-and-moderate income individuals.

Narrative (Optional)

Priority needs identified for the Town's Five-Year Consolidated Plan were based on community input; staff knowledge and available financial resources.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A- No CDBG entitlement funds will be used for TBRA.
TBRA for Non-Homeless Special Needs	N/A- No CDBG entitlement funds will be used for TBRA.
New Unit Production	During implementation of its Five-Year Consolidated Plan, the Town plans to support new, affordable housing unit production in partnership with Dorchester Habitat for Humanity. Market characteristics will drive several factors that affect Habitat’s ability to construct a consistent number of units including cost of acquiring land, price of building materials, frequency and amount of corporate and private donor contributions and lending flexibility of financial organizations.
Rehabilitation	N/A- No CDBG entitlement funds will be used for housing rehabilitation activities.
Acquisition, including preservation	N/A- No CDBG entitlement funds will be used for acquisition or preservation.

Table 49 – Influence of Market Conditions

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

Introduction

The Town will receive \$233,382 in CDBG funding to undertake project initiatives planned for Program Year 2015. This amount represents 100% of the total Federal resources that will be available to the Town to undertake the planned projects outlined in the 2015 Action Plan. Any project overages will be funded by Town monetary resources or contributions from State and foundation grants. If at any time during the 2015 Program Year changes to allocated resources need to be made, any necessary amendments to this Action Plan will be made according to the Town's Citizen Participation Plan and applicable HUD regulations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	233,382	0	147,918	381,300	933,528	Current and prior CDBG entitlement allocations and local foundation grants will fund projects in the following areas: Public Improvements, Homeless Support and Program Administration.

Table 50 - Anticipated Resources

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

CDBG Federal funds will leverage additional resources obtained by the Town through foundation and State grants for the Hutchinson Square revitalization and rehabilitation project. Any matching requirements for additional grant resources will be funded by annual budgeted funds for grant matches and/or other budgeted funds including hospitality and park impact fees. CDBG funds will also leverage additional resources obtained by the Home of Hope homeless shelter organization. These resources will include private donations, volunteer labor, foundation grants and free educational and support services offered by One80 Place. Any foundation grants received by the Home of Hope homeless shelter are not expected to have any matching requirements.

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

Funding in the 2015 Action Plan is allocated for the continuation of revitalization and rehabilitation activities for Hutchinson Square, a.k.a. "Town Square." Hutchinson Square is publically owned land that is maintained by the Town of Summerville's Parks and Recreation Department for the benefit of citizens and for use at community events. The revitalization and rehabilitation activities outlined in the 2015 Action Plan will help continue to address a need that was identified in both the Town's current and prior Five-Year Consolidated Plans. The Hutchinson Square project will address the needs of providing adequate community facilities through streetscape/landscape improvements to enhance citizen safety and encourage development and use of neighborhood community facilities and areas.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TOWN OF SUMMERVILLE	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Summerville Redevelopment Corporation	Developer	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
One80 Place	Non-profit organizations	Homelessness	Region
Dorchester Habitat for Humanity	Non-profit organizations	Ownership	Region
Dorchester County Community Outreach bda Lowcountry Home of Hope	Non-profit organizations	Homelessness	Jurisdiction
Lowcountry Homeless Coalition	Continuum of care	Homelessness Planning	Region
CHARLESTON TRIDENT URBAN LEAGUE	Non-profit organizations	Non-homeless special needs public services	Region

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Massive gaps in the institutional structure exist to address the needs of non-homeless persons who require supportive housing assistance. The Town recognizes that persons falling into this category including the elderly, the disabled and persons living with HIV/AIDS are present throughout the greater Charleston Metropolitan Area. However, most supportive services available for these populations are located in urbanized areas of Charleston County and are not available in Summerville. The Town

continues to offer referrals and encourage and support the efforts of larger, Charleston area jurisdictions that have the resources to offer supportive housing services and the ability to provide funding to other Charleston Area non-profits that support these special needs.

There are also significant gaps in the institutional delivery system in the areas of public housing and housing creation.

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

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

Table 52 - Homeless Prevention Services Summary

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

Many areas of targeted services are available to the mainstream general public in the Summerville community, but those services are extremely limited or non-existent for certain populations with special

needs such as those who are homeless or have HIV. One80 Place operates a women and children's homeless shelter in Summerville. The facility provides transitional housing for up to 28 women and children requiring assistance. One80 Place transports its Summerville residents to its headquarters facility in downtown Charleston to receive needed supportive services.

During summer, 2015, Home of Hope will open the first homeless shelter facility for men in Summerville. The facility will be small in scope and provide transitional housing for up to five men. One80 Place has partnered with Home of Hope to provide free supportive services to male residents if Home of Hope pays the necessary transportation costs to its Charleston facility. The addition of the Home of Hope shelter is an important step in delivering services to the homeless population, at large, because it gives Summerville small-scale facilities capable of housing men, women and children.

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

Additional gaps exist in the delivery of services to the homeless population due to the costs required for transporting Summerville's homeless population to needed supportive services in the Charleston Metropolitan area. The cost of frequent transportation impedes the expansion and enhancement of Summerville's smaller homeless operations. A current strength of the delivery system for homeless individuals is the vast support of church organizations and leaders in providing food, supplies and volunteer time to help mitigate the daily, basic operational needs of Summerville's homeless shelter facilities.

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

Due to a lack of available monetary resources, the Town does not plan to fund any direct non-homeless special needs initiatives or develop a specific strategy for these needs during the implementation of its Five-Year Consolidated Plan. No specific strategy has been devised in regards to further reducing the overall homeless population in the Summerville community. After the Home of Hope shelter is operational for at least one year, the Town will be better able to gauge the needs and number of homeless men who exist within the Town.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Assistance	2015	2019	Homeless		Homeless Assistance/Support		Homeless Person Overnight Shelter: 200 Persons Assisted
2	Provide Street Infrastructure Improvements	2014	2019	Non-Housing Community Development	Brownsville Neighborhood Census Tract 107	LMI Community Infrastructure Improvements LMI Streetscape and Lighting Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5572 Persons Assisted
3	Provide Decent, Affordable Housing	2015	2019	Affordable Housing		Quality, Affordable Housing		Homeowner Housing Added: 2 Household Housing Unit
4	Drainage/Stormwater Improvements	2015	2019	Non-Housing Community Development		LMI Community Infrastructure Improvements		
5	Provide Recreational and Community Facilities	2015	2019	Non-Housing Community Development	Brownsville Neighborhood Census Tract 107	LMI Recreational and Community Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5572 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support Economic Development Initiatives	2015	2019	Non-Housing Community Development		Economic Development Initiatives		
7	Promote Fair Housing	2015	2019	Fair Housing		Quality, Affordable Housing		Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Other: 2500 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Assistance
	Goal Description	To financially assist non-profit organization that will provide shelter and supportive services to homeless persons in the Summerville community.
2	Goal Name	Provide Street Infrastructure Improvements
	Goal Description	To enhance citizen use, mobility and safety while using and enjoying street related facilities.
3	Goal Name	Provide Decent, Affordable Housing
	Goal Description	Increase the Town's affordable housing stock by partnering with non-profit organizations to create decent, affordable housing for low-and-moderate income individuals.

4	Goal Name	Drainage/Stormwater Improvements
	Goal Description	Mitigate drainage and stormwater issues in low-and-moderate income areas to enhance citizen health and safety and promote neighborhood development and revitalization.
5	Goal Name	Provide Recreational and Community Facilities
	Goal Description	Support the development of recreational and community facilities in areas that are comprised of primarily low-and-moderate income people.
6	Goal Name	Support Economic Development Initiatives
	Goal Description	Support redevelopment efforts that enable businesses, economic expansion and employment opportunities.
7	Goal Name	Promote Fair Housing
	Goal Description	The Town will continue to ensure compliance with the Fair Housing Act and uphold its responsibility to affirmatively further fair housing by annually reviewing its operations and assessing any Impediments to Fair Housing which may exist. As impediments are identified, the Town will work with local partners to address these impediments and remove any barriers to fair housing. The Town will promote fair housing education and outreach, as well as fair housing counseling services in partnership with local non-profit organizations specializing in such activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the implementation of its Five-Year Consolidated Plan, the Town plans to assist non-profit organizations with financial support for the construction of at least two affordable single-family homes and for assisting at least 20 homeless men.

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

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

N/A- The Town of Summerville does not have a Section 504 Voluntary Compliance Agreement or a local or county public housing authority.

Activities to Increase Resident Involvements

N/A- The Town of Summerville does not have a local or county public housing authority.

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

N/A

Plan to remove the ‘troubled’ designation

N/A- The Town of Summerville does not have a local or county public housing authority.

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

Barriers to Affordable Housing

Public policies and regulations governing zoning, subdivision regulations and building codes are designed to protect the health and safety of the community citizens. For example, Summerville has adopted the International Building Code, which standardizes buildings on a national basis to ensure standard and quality craftsmanship during the construction of homes. Sometimes, however, public policies can inadvertently have negative effects on the ability for persons of a low-and-moderate income status to compete for decent, affordable housing, as shown in the following examples.

The Town of Summerville is located in a hurricane zone and also sits on an earthquake fault line. These elements generally result in additional building costs to ensure that home residences are protected against natural hazards. However, required insurance costs for these wind and flood hazards are often not feasible expenses for low-and-moderate income individuals and serves as a barrier to them for residing in certain community locations.

An additional barrier to affordable housing that now exists in the Summerville community is the assessment of building impact fees charged to builders to ensure that the cost of growth is borne by new developments. Unfortunately, builders pass these costs straight on to home buyers which also serves as an ongoing barrier for would be low-and-moderate income home buyers.

Summerville, like many other generally affluent communities, suffers to some degree from NIMBYism, otherwise known as “Not in my Backyard.” This was one of the exiting impediments that was identified during the conduction of the Town’s Impediments Analysis study adopted by Town Council in December, 2011. When NIMBYism is persistent and prevalent, it raises concerns about the appropriateness of government organizations participating in initiatives that sponsor fair housing which is detrimental to the potential progress and development of an entire community. As an action to mitigate and lessen future NIMBYism the Town has recently unified and re-written several of its zoning ordinances to help ensure that they are not overly restrictive to minority residential and business development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Town’s required Impediments to Fair Housing Study found several impediments that currently exist or that have the potential to develop in the future. Identified and/or potential impediments included the following:

- General Public Awareness of Fair Housing Issues and Laws
- Zoning and Land Use Restrictions
- Lack of Public Transportation
- Lack of Housing Agencies
- Resources and Financial Agency Lending Practices

Based on the findings of the Impediments Study, the Town's Governing Body formally adopted recommended actions to mitigate existing or potential impediments on December 14, 2011. Upon formal adoption of the Impediments Study, the Town quickly realized that implementing all of the Plan's recommendations will take a vast amount of time and staff resources. During the implementation of its prior Five-Year Consolidated Plan, the Town began to implement Study recommendations, on a priority basis, to alleviate the identified impediments that have the most potential for causing fair housing issues to occur. Program Year 2015 marks the fifth year of implementation of the adopted Impediments Study. Subsequent to the completion of the program year, the Town will re-evaluate its progress in mitigating housing impediments and modify, add or delete goals and objectives based on achievements; additional citizen input and updated housing data.

The Town recognizes that significant impacts to mitigate housing impediments will likely occur over an extended period of time. During the implementation of the current Five-Year Consolidated Plan, the Town will continue to seek to increase community awareness of the need for affordable housing by publicly supporting affordable housing projects, supporting the efforts of local non-profits that develop quality affordable housing projects and developing strategies that support affordable housing that meets community standards. Examples of prior initiatives that the Town has undertaken and will continue to undertake to mitigate and lessen housing impediments since Plan adoption include:

- Promoting financing opportunities available to low-and-moderate income residents during the application period and through personal appointments and workshops that were held for its housing rehabilitation program.
- Implementing zoning and land use recommendations that were outlined in its most recent Comprehensive Plan update. Planning staff thoroughly reviewed existing ordinances to see if more flexibility could be included with regards to housing types and locations.
- Utilizing market-based incentives, fast track permitting and/or a fast track development and review process to expedite municipal approval of development proposals that could potentially lead to the development of low-income and/or workforce housing.
- Assisting Dorchester Habitat for Humanity with financial support to complete construction of five homes for low-and moderate residents.
- Supporting and promoting the Tri-County Link circular bus route.

SP-60 Homelessness Strategy – 91.215(d)

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

The Town's Five-Year Consolidated Plan marks its first effort to allocate CDBG funding towards addressing the emergency and transitional housing needs of homeless persons in Summerville. In the summer of 2015, Home of Hope will open its doors as the first men's homeless shelter in the Summerville community. Both the Summerville Police Department and various church organizations have seen an increase in the number of homeless men who take shelter in makeshift tents in the woods off of the interstate exit and around public facilities such as Town Hall and the County library. Many of these men often turn to local churches as their only means to receive a meal or personal hygiene supplies. These church organizations, in conjunction with a sympathetic law enforcement presence, will be essential in helping Home of Hope obtain clientele to serve and better gauge the number and need of homeless men within the community.

Addressing the emergency and transitional housing needs of homeless persons

Home of Hope will be able to house up to five men at a time for 30-90 days during the transitional help and relocation process. Although it will be a relatively small operation, an establishment for homeless men is an ongoing and present need in the community that until now has been unable to be addressed. The Town and local church leaders are excited to have an opportunity to address this need through modest financial and volunteer support that will enable the organization to get off the ground and establish its foundation and identity. The Hope of Hope shelter will function by offering emergency shelter and food services to its residents and transporting them to One80 place for evaluation and supportive services.

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.

One80 Place, the Lowcountry Region's Continuum of Care agency, will assist the Town and Home of Hope with helping homeless men make the transition to permanent housing and independent living. One80 Place's main facility, located in downtown Charleston, provides supportive services for its women and children's shelter located in Summerville. The agency has agreed to provide supportive services, free of charge, to men residing at Home of Hope if they are transported downtown to the operations at its main facility. This extreme generosity shown by 180 Place has made what could have been a significant financial and staffing obstacle a non-issue for the newly established homeless shelter

and will allow Home of Hope to immediately begin making an impact on addressing the physical, psychological, educational and assistance needs of its residents.

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

To assist average low-income individuals, the Town plans to redesign the CDBG page on its website to include links to facilities and services that could be beneficial to low-income and poverty stricken individuals. Links will be provided for agencies that can assist with the following services: benefit applications, tax preparation, credit counseling, financial education classes, GED preparation and job search assistance. These services will potentially allow low-income individuals and their families to enhance their financial position and knowledge base and make them more capable of acquiring sustainable employment and affordable housing. Links to new additions to the Town's CDBG website will be advertised in Town Hall facilities and in the Wednesday editions of the Summerville Journal Scene which is delivered free each week to all Town residents.

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

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

During implementation of the Five-Year Consolidated Plan, the Town will not take any direct actions to address lead-based paint hazards outside of those required by any rehabilitation work receiving Federal funds. In these instances, Town staff will strictly adhere to its lead-based paint policy described below.

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

Prior Census data revealed that the median year of construction for owner occupied homes in Summerville was 1985 and the median year for construction for rental units was 1979. This data, when considered with the number of houses that have been constructed in the 15 subsequent years after lead-based paint was outlawed in 1978, indicates that the majority of houses in the community are likely free of lead-based paint. Prior housing rehabilitation projects funded by both CDBG entitlement funds and Small City Block Grant funds did not disclose any evidence of an extensive use of lead-based paint in the Summerville community. As such, the Town considers lead hazards to currently be a low priority activity.

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

The Town has a formal lead-based paint policy which requires that all units receiving federal funding for rehabilitation work be tested for the presence of lead-based paint by a certified inspector. If the presence of lead-based paint is found, it must be properly abated before additional repairs are conducted. The policy also requires Town staff to distribute lead-based paint informational pamphlets to educate residents receiving assistance about the dangers of lead-based paint and ways in which they can protect themselves and their families. The Town will continue to strictly adhere to these procedures during the implementation of the Consolidated Plan if or when applicable rehabilitation activities are undertaken.

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

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

The Town of Summerville has one of the lowest poverty rates in the tri-county region. This is evidenced by its status as a CDBG exception grantee that has established only a 44.66 low/mod percentage requirement for project areas to receive CDBG project funds. The lack of overwhelming poverty in Summerville is a primary reason why a local housing authority is not operational within the community. Most programs that address the needs of poverty stricken families are provided by County and regional service providers and are initiated at a State and County level.

During implantation of the Five-Year Consolidated Plan, the Town will continue to support and refer individuals to the Charleston Human Services commission and other regional service providers that focus on addressing poverty. These agencies offer services that the Town does not have the financial ability or logistical access to undertake including job skill training, child and family welfare, home weatherization and homeless assistance. In an effort to combat poverty and reduce barriers to affordable housing, the Town plans to update the CDBG page on its website with links to agencies and service providers that can provide financial, educational, counseling and benefit assistance to poverty stricken individuals.

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

The Town continues to recognize that the needs of low-and-moderate income persons can be addressed by helping the community retain its affordable housing stock through housing rehabilitation and non-profit housing construction projects. Rehabilitation and non-profit construction projects benefit not only individual families, but also contribute to the stability and safety of low-and-moderate income neighborhoods. The Town does not plan to undertake any single-family home rehabilitation projects during the implementation of its Five-Year Consolidated Plan. However, it will continue to build upon its strong partnership with Dorchester Habitat for Humanity to help construct new, safe and affordable housing for qualified low-and-moderate income families in the Summerville community.

SP-80 Monitoring – 91.230

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

During the implementation period of the Town's Five-Year Consolidated Plan, the Grants Administrator will monitor CDBG expenditures and IDIS cash disbursements on at least a monthly basis to ensure that 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. The Grants Administrator will also keep and regularly update detailed spreadsheets for each CDBG program year to track individual project budgets, timeliness and detail individual expenditure and vendor information. These spreadsheets will help the Town monitor when additional funding may be available for transfer to approved projects or when formal budget amendments through HUD may be necessary.

Throughout the duration of the Consolidated Plan, the Grants Administrator will also conducted sub-recipient monitoring on CDBG funded activities performed by the Town's Sub-recipients. Site visits and desk audits will be conducted for each sub-recipient receiving CDBG funding from the Town. These procedures will help ensure that sub-recipient expenditures and procurement methods are proper and adhere to all requirements specified in the Town's sub-recipient contracts.

In addition, both the Grants Administrator and Department of Public Works will monitor contractors and subcontractors working on CDBG funded projects to verify that they are adhering to all requirements of the Davis Bacon Act. Monitoring functions that staff or consultants will conduct include receipt and review of certified payroll records, project site visits and contractor/subcontractor employee interviews.

Finally, administrative staff will ensure that CDBG related policies (Citizen Participation, Lead-Based Paint, Relocation, etc.) are updated on an as needed basis to adhere to program requirements and enable adequate information delivery to the public. In order to comply with citizen participation requirements, The Director of Administrative Services will assist the Grants Administrator with the conduction and advertising of at least two public hearings per year during the Consolidated and Annual Action Plan development process.

Expected Resources

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

Introduction

The Town will receive \$233,382 in CDBG funding to undertake project initiatives planned for Program Year 2015. This amount represents 100% of the total Federal resources that will be available to the Town to undertake the planned projects outlined in the 2015 Action Plan. Any project overages will be funded by Town monetary resources or contributions from State and foundation grants. If at any time during the 2015 Program Year changes to allocated resources need to be made, any necessary amendments to this Action Plan will be made according to the Town’s Citizen Participation Plan and applicable HUD regulations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	233,382	0	147,918	381,300	933,528	Current and prior CDBG entitlement allocations and local foundation grants will fund projects in the following areas: Public Improvements, Homeless Support and Program Administration.

Table 54 - Expected Resources – Priority Table

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

CDBG Federal funds will leverage additional resources obtained by the Town through foundation and State grants for the Hutchinson Square revitalization and rehabilitation project. Any matching requirements for additional grant resources will be funded by annual budgeted funds for grant matches and/or other budgeted funds including hospitality and park impact fees. CDBG funds will also leverage additional resources obtained by the Home of Hope homeless shelter organization. These resources will include private donations, volunteer labor, foundation grants and free educational and support services offered by One80 Place. Any foundation grants received by the Home of Hope homeless shelter are not expected to have any matching requirements.

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

Funding in the 2015 Action Plan is allocated for the continuation of revitalization and rehabilitation activities for Hutchinson Square, a.k.a. "Town Square." Hutchinson Square is publically owned land that is maintained by the Town of Summerville's Parks and Recreation Department for the benefit of citizens and for use at community events. The revitalization and rehabilitation activities outlined in the 2015 Action Plan will help continue to address a need that was identified in both the Town's current and prior Five-Year Consolidated Plans. The Hutchinson Square project will address the needs of providing adequate community facilities through streetscape/landscape improvements to enhance citizen safety and encourage development and use of neighborhood community facilities and areas.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Street Infrastructure Improvements	2015	2016	Non-Housing Community Development	Census Tract 107	LMI Streetscape and Lighting Improvements	CDBG: \$350,300	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5572 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Street Infrastructure Improvements
	Goal Description	Current (\$231,382) and remaining prior year (\$147,918) CDBG allocations will be used in coordination with projects proposed in the Town's Master Plan for improvements to Hutchinson Square Park. Project work will entail installation of new street lighting, tree planting, sidewalk and paver installation, landscape lighting improvements, required electrical and wiring work, aesthetic amenities and associated engineering costs. An additional \$1,000 will be spent on program administrative costs necessary for Town staff to carry out and implement planned project activities (environmental review costs, bid specification development, etc.).

Projects

AP-35 Projects – 91.220(d)

Introduction

The Town of Summerville will receive a CDBG entitlement funding allocation of \$233,382 to implement the goals, objectives and activities outlined in its 2015 Annual Action Plan. The Town plans to distribute this funding to the following projects and activities:

Projects

#	Project Name
1	Program Administration
2	Street Improvements- Hutchinson Square Park

Table 56 – Project Information

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

Eighty-six percent (86%) of Program Year 2015 entitlement funding will be allocated to the Hutchinson Square project so that the planned design for the park can be fully implemented and completed when combined with Program Year 2014 entitlement funds and other Town revenues/bond proceeds. Hutchinson Square is located at the center and heart of the Town's historic district and is long overdue for utility, lighting, crosswalk, paving and ADA upgrades to enhance its safety and usability and also bolster business opportunities for local merchants. Hutchinson Square hosts a variety of free, community events throughout the year including musical performances, monthly DREAM third Thursday events, the annual Christmas tree lighting, holiday parades and Scarecrows in the Square during the fall. The Square has unlimited potential to become a space more feasible for holding community events and programming upon being rehabilitated and made more spacious and user friendly.

Thirteen percent (13%) of Program Year 2015 entitlement funding will be allocated to support operations and supportive services for homeless men who will be residing at the newly established Home of Hope men's homeless shelter. Until this year, Summerville had only one homeless shelter, One80 Place (formally Palmetto House), which caters exclusively to women and children. Local churches were the only facilities to which homeless men in need could turn to seek assistance for meals and personal hygiene. Although Home of Hope will only be able to house up to five men at a time for 30-90 days during the transitional help and relocation process, it is an ongoing need in the community that the Town is excited to have an opportunity to address through modest financial support to enable the organization to get off the ground and establish its foundation and identity. One80 Place's main facility, located in downtown Charleston, provides supportive services to its women and children's shelter located in Summerville. One80 Place has agreed to provide supportive services, free of charge, to men

residing at Home of Hope if they are transported downtown to the main facility in downtown Charleston. This extreme generosity shown by One80 Place has made what could have been a significant financial and staffing obstacle a non-issue for Summerville's newly established homeless shelter.

Update: Due to administrative and regulatory requirements, the Town was not able to use CDBG funds to the Home of Hope in 2015. Ninety-nine percent (99%) of funds were used for Hutchinson Square, and one percent (1%) were used for general program administration.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$2,000
	Description	Conduct administrative functions necessary to maintain compliance with the rules and regulations of the CDBG Program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administrative activities will include cost of newspaper advertisements, postage, photographs, conduction of project environmental reviews, staff training, report preparation, etc.
2	Project Name	Street Improvements- Hutchinson Square Park
	Target Area	Census Tract 107
	Goals Supported	Provide Street Infrastructure Improvements
	Needs Addressed	LMI Streetscape and Lighting Improvements LMI Recreational and Community Facilities
	Funding	CDBG: \$435,280
	Description	Enhancement and upgrade of the usability and amenities currently provided at Hutchinson Square Park. Planned activities will support and improve the functionality and enjoyment of the park area for residents and visitors of the Town of Summerville.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The project will directly benefit those living in census tract 107, a total population of 5,572 persons. Because Hutchinson Square is located in the center of Town and hosts many community events it also has the potential to benefit every family and household in Town. The project also has the potential to boost economic development, generating a greater impact for small businesses and creating jobs for local residents including low-and-moderate income persons.

	Location Description	
	Planned Activities	Planned activities will include installation of new street lighting, ADA curbing, sidewalk, paver and crosswalk installation, tree planting, landscaping lighting and improvements, electrical work and wiring for future construction of a stage in the Town's community square, aesthetic amenities to the public square and all associated engineering costs.

AP-50 Geographic Distribution – 91.220(f)

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

Eighty-Six percent (86%) of Program Year assistance will be directed to census tract 107.02 for completion of the Hutchinson Square project that was initiated during Program Year 2014. Census tract 107.02 is comprised of 1,607 residents, 56% of which are low-and-moderate income. Census tract 107.02 has a 53/47 white/minority racial profile as follows:

White- 53%, African American/Black- 43%, Hispanic- 3.5% and Asian- .5%.

It is important to note, however, that the Hutchison Square project will take place in a public park and is expected to benefit all three block groups located in census tract 107 as well as all 43,392 residents of the Town of Summerville. Census tract 107 is comprised of three block groups, totaling 5,572 residents. The entire census tract is 50.2% low-and-moderate income and has a 50/50 white/minority racial profile as follows:

White- 50%, African American/Black- 44%, Hispanic- 6% and Asian- < 1%.

Thirteen percent (13%) of 2015 Program Year assistance will be directed to Census tract 106 for homeless assistance support for the newly established Dorchester Home of Hope men's homeless shelter. The majority of Census tract 106 is not located in a low-and-moderate area census tract, but it is still eligible to receive funding allocations because it supports the urgent and special needs of homeless individuals.

UPDATE (2017): Due to changes in the Town's distribution of CDBG funds, 99% of its CDBG funding was directed to Census Tract 107.

Geographic Distribution

Target Area	Percentage of Funds
Brownsville Neighborhood	
Census Tract 107	99

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Census data for 2010 identified census tract 107 as a low-and-moderate income tract based on Summerville's exception grantee percentage of 44.66% to qualify as a low-and-moderate income area for performance of projects. Census tract 107 is appealing for development because it is located in the center of town, directly adjacent to Town Hall facilities. This area also connects to nearby

sidewalk infrastructure projects that have already been completed or are underway with CDBG funding assistance including those on West 1st North Street, East Richardson Avenue and South Gum Street. In addition, during June, 2014, the Town adopted a new Master/Vision Plan. The Plan was developed by the Lawrence Group through area studies and community exercises, charrettes and surveys. Hutchinson Square was identified as a primary target area in the newly adopted Plan and CDBG funding will enable the Town to provide a significant portion of the funding needed for street lighting; sidewalk/pavement upgrades; and other safety, landscaping and cultural amenity improvements.

The funding allocation for homeless assistance and support for Home of Hope was not allocated on a geographical basis. This newly established shelter will cater exclusively to men, a need that until now has not been available in the Summerville community. This project will represent the first time the Town has made an investment with CDBG funds to support needs and services for the homeless population.

Discussion

Due to administrative and regulatory requirements for the CDBG program, the Town did not provide CDBG funding to the Home of Hope in program year 2015. Funding was reallocated toward the Hutchinson Square project.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During its first five years as a CDBG entitlement community, the Town successfully completed the rehabilitation of five single family homes and has helped Dorchester Habitat for Humanity with financial support for the construction of three single family homes on Weber Drive and two homes on North Palmetto Street. One housing related project related to homeless support for 20 men will be funded with CDBG allocations during Program Year 2015. While there is certainly a definitive and ongoing need to support housing initiatives for low-and-moderate income individuals in the Summerville community, many of these needs will remain unmet due to the lack of existence of a County public housing authority and a limited amount of entitlement funding and staff resources available to Town Hall. Feedback received during the development of the previous and current Five-Year Consolidated Plans showed that a vast majority of members of the community preferred that CDBG entitlement funding allocations be directed towards infrastructure improvements or public facility projects that benefit the greatest number of citizens, rather than having a direct impact on only a few, select members of the community. Nonetheless, the Town recognizes the importance of decent, affordable housing and the effect it has on the overall economic development and vitality of low-and-moderate income neighborhoods. As such, the Town has included support for local non-profits that provide housing opportunities for low-and-moderate income families as an ongoing element of its 2015-2019 Consolidated Plan. These activities will be carried out during future years of the Consolidated Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	650
Special-Needs	0
Total	650

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Housing activities related to homeless support that will take place during Program Year 2015 will meet HUD objectives and outcomes of decent, affordable housing and availability. The Town will use \$30,000 of its 2015 entitlement allocation to assist the newly established Home of Hope men's homeless shelter. \$15,000 of allocated funding will be used to house 20 homeless men at the shelter through monthly rental fees. The remaining \$15,000 allocated will be used to fund necessary transportation costs for 20 homeless men to receive supportive services at 180 Place in downtown Charleston. Funding for housing and supportive service transportation costs will be for the period July 2015 - June 2016. Tenure for residents of the shelter is expected to range anywhere from 30 to 90 days, with an estimated 20 homeless men being assisted with CDBG funding during the program year. A sub-recipient agreement will be signed with Home of Hope upon acceptance of the grant award. This agreement will expire on June 30, 2016.

UPDATE (2017): Due to administrative and regulatory requirements of the CDBG program, the Town did not provide CDBG funds to the Home of Hope. The funding was reallocated to the Hutchinson Square Project.

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing needs will not be addressed in the 2015 Annual Action Plan. The Town of Summerville does not have a local or county housing authority or a formal partnership agreement with any other local public housing agency. Therefore, traditional public housing units are not available in the Town of Summerville or Dorchester County. Housing authorities in the Charleston Metropolitan Area include Charleston County, the City of North Charleston and the City of Charleston. The operational authority of these agencies does not extend to the Town of Summerville. The Town currently has 736 rental units within its jurisdictional limits whose rents are income based. South Carolina Regional Housing Authority #3 administers and serves Dorchester County and the Town with Tennant Based Assistance through the Section 8 Voucher Program for these types of housing units. The Regional Housing Authority is currently providing tenant-based assistance for these units with 548 Section 8 vouchers.

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

The Town does not plan to take any measurable actions during the next year to address the needs of public housing. Although, Summerville is the largest municipality in Dorchester County, the Town is aware that the greatest percentage of residents who would benefit the most from better access to public housing related resources reside in rural and incorporated areas of Dorchester County. If opportunities present, Town officials will continue to discuss if the establishment of a County housing authority is feasible with County representatives and the type of financial and human resources that would be necessary to offer quality services.

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

N/A- The Town of Summerville does not have a local or county housing authority.

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

N/A- The Town of Summerville does not have a local or county housing authority.

Discussion

One member of the Town's governing body has been interested for the past several years in initiating the development of a local housing authority to assist community residents with economic development and housing issues. His requests have been noted in both public and private meetings as a possible long-range initiative for the Town to undertake if it can receive sufficient support from Dorchester County government. To date, no significant progress has been made on establishing an agreement with an existing housing agency or creating a County housing authority. Meetings and discussions with County government representatives have not yet been successful in finding a way in which adequate jurisdictional resources could be combined or utilized for residents to have consistent and quality access to public housing resources.

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

Introduction

Update (2017): Due to administrative and regulatory requirements of the CDBG program, the Town did not provide CDBG funds for the Home of Hope. Rather, the Town supported Homelessness initiatives through its general fund. The Town intends to use the goals and objectives outlined in this section in future Annual Action Plans to address homelessness in the Summerville community. The Town has maintained close communication with the Home of Hope, and has confidence that the non-profit will have the capacity to carry out the activities and manage the CDBG funds in future program years.

Program Year 2015 marks the first time that the Town of Summerville will allocate CDBG funding towards addressing the emergency and transitional housing needs of homeless persons in the Summerville community. The Summerville Police Department, residents and local church officials have recently seen an increase in the number of homeless men who are taking shelter in makeshift tents in the woods near the interstate and around public facilities such as Town Hall and the County library. The opening of Home of Hope in the summer of 2015 will establish the first men's homeless shelter in the Summerville community. The shelter will provide meals and transitional housing for homeless men and provide residents with transportation to One80 Place in downtown Charleston to receive supportive services. Once the shelter is operational, it is hoped that a better gauge for the number and need of homeless men in the community can be established.

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

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

During Program Year 2015, the Town has set the following goals for reducing homelessness:

- Assist the newly established Home of Hope men's homeless shelter with funding for start-up operational costs and transportation costs to supportive services.
- Assist Home of Hope with the financial capability to provide emergency and transitional services to at least 20 homeless men.
- Work with Home of Hope and One80 Place to better gauge the need for specific homeless services and obtain a more accurate count the homeless men's population in Summerville.

Addressing the emergency shelter and transitional housing needs of homeless persons

See section SP-60 of Consolidated Plan.

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

See section SP-60 of Consolidated Plan.

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

See Section SP-60 of Consolidated Plan.

Discussion

The Town consulted with 180 Place, which runs homeless shelter facilities in Summerville and Charleston, during development of the Five-Year Consolidated Plan. 180 Place is a member of the Lowcountry Continuum of Care Partnership and will assist residents of the newly established men's homeless shelter in Summerville, Home of Hope, with free supportive services at its downtown Charleston location during the duration of their shelter stay. 180 Place will play a vital role in helping the Town better understand the specific needs of its homeless population and properly report clients served during the period in which homeless activities are funded with CDBG allocations. Key CDBG staff will consult regularly with the Director of 180 Place and Board members of Home of Hope to discuss needs, obstacles and the feasibility of successfully maintaining homeless shelter operations for men on an ongoing basis.

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

Introduction:

HUD requires that a formal analysis of housing impediments be conducted as a means to identify problems that may exist and actions that can be taken to address and mitigate issues associated with fair and equitable housing. During 2011, the Town utilized the services of Berkeley-Charleston-Dorchester Council of Governments to help it complete an Analysis of Impediments to Fair Housing Study. During conduction of the Study, the Town's laws, regulations, administrative policies, procedures and practices were reviewed to assess how each affects the location, availability and accessibility of housing. Through public meetings and conduction of a community survey, the Study also examined currently existing and other potential barriers to fair housing in the jurisdiction such as racial, religious and gender discrimination; inequitable service delivery and obstacles to obtain housing for people with disabilities. During Program Year 2015, The Town will begin the fifth year of implementation of activities to reduce or eliminate identified impediments to fair and affordable housing that exist in the Summerville community. Identified housing impediments and actions that the Town has previously undertaken are outlined in Section SP-55 of this document.

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

During Program Year 2015, administrative staff of the Town will seek to lessen and help mitigate existing or potential impediments through implementation of the following actions:

- Work closely with the Planning Department and hired consultants during planned revitalization projects in the Downtown and Oakbrook areas to ensure applicable codes are unified and that no zoning or ordinance provisions are present that would restrict minority housing or business development.
- Work with the Town's Public Information Officer to redesign the CDBG page on the Town's website to include links to facilities and services that could be beneficial to low-and-moderate income individuals. Links will be provided for agencies that can assist with the following services: benefit applications, tax preparation, credit counseling, financial education classes, GED preparation and job search assistance. These services will potentially allow low-and-moderate individuals to enhance their financial position and knowledge base and make them more capable of acquiring affordable housing. Links to new additions to the Town's CDBG website will be advertised in Town Hall facilities and in the Wednesday editions of the Summerville Journal Scene which is delivered free each week to all Town residents.
- Attend Dorchester Habitat for Humanity applicant meetings and informational workshops to distribute handouts with information pertaining to agencies that can provide financial related

service assistance for low-mod individuals who may not have adequate standing to qualify for Habitat homeownership. Handouts will also be made available at the Habitat for Humanity office and within Habitat informational packets.

Discussion:

The Town recognizes that significant impacts to mitigate housing impediments will likely occur over an extended period of time. During the implementation of the current Five-Year Consolidated Plan, the Town will continue to seek to increase community awareness of the need for affordable housing by publicly supporting affordable housing projects, supporting the efforts of local non-profits that develop quality affordable housing projects and developing strategies that support affordable housing that meets community standards.

AP-85 Other Actions – 91.220(k)

Introduction:

Participation in the CDBG Program requires or encourages entitlement grantees to take action and plan initiatives to help address existing issues in the areas of poverty, affordable housing, underserved needs, lead-based paint mitigation, internal program management capacity and agency coordination. The items below will address and outline actions that the Town plans to take during Program Year 2015 in these areas.

Actions planned to address obstacles to meeting underserved needs

During Program Year 2015, the Town will help address the underserved needs of homeless men by providing financial assistance for start-up operations and transportation to supportive services to the newly established Home of Hope men's homeless shelter. Home of Hope will open its doors during the summer of 2015. Until now, the Summerville community has not had any facilities or resources for homeless men except local churches, which could typically provide only needed meals. Summerville's other operating homeless shelter, One80 Place, serves only women and children. One80 Place has agreed to partner with the Town and Home of Hope to provide individual supportive services, free of charge, if the residents of the men's homeless shelter are transported to their headquarters facility in downtown Charleston. Although the size of the shelter will be small, consisting of five beds, it is the first step to recognizing a need that was greatly underserved and existed in the Summerville community. During future CDBG planning initiatives, both One80 Place and Dorchester Home of Hope will be able to help the Town better understand the number of homeless men existing in the Summerville community and the needs that may or may not be able to be served for this population.

Update (2017): Due to administrative and regulatory requirements of the CDBG program, the Town did not provide CDBG funds for the Home of Hope. Rather, the Town supported Homelessness initiatives through its general fund. The Town intends to use the goals and objectives outlined in this section in future Annual Action Plans to address homelessness in the Summerville community. The Town has maintained close communication with the Home of Hope, and has confidence that the non-profit will have the capacity to carry out the activities and manage the CDBG funds in future program years.

Actions planned to foster and maintain affordable housing

During Program Year 2015, the Town will continue to build on its successful partnership and relationship with Dorchester Habitat for Humanity as its primary means to foster and assist in the development and expansion of affordable housing. The Town's Grants Administrator is a member of the Habitat for Humanity Grants Committee which meets on a monthly basis. The Grants Administrator is one of five team members who assist the organization with finding potential funding sources for affordable housing and with writing funding applications. Having staff on the Habitat Grants Committee also allows the

Town to keep abreast of planned jurisdictional building projects, potential zoning issues that may be encountered and potential project leveraging opportunities. Because the Town does not have a Community Development Department where staff members can devote a significant amount of manpower resources to creating and maintaining affordable housing and because Summerville does not have access to a County Housing Authority or an agreement with a public housing agency, continuing and strengthening its ongoing partnership with Dorchester Habitat for Humanity is currently the best way that the Town can contribute financial and intellectual resources for providing affordable housing to the community.

Actions planned to reduce lead-based paint hazards

The Town does not plan to undertake any housing activities with CDBG funds during Program year 2015 that would require the mitigation of lead-based paint. Financial support that will be provided to the Dorchester Home of Hope men's homeless shelter will not require Lead Based Paint testing or mitigation, per HUD regulations. The Town will also continue to make HUD Lead Hazard Information pamphlets available to citizens, upon request, and to any program applicants during formal application processes. The Town will continue to provide both informational pamphlets and notices, where applicable, during any future rehabilitation activities in which it may engage. Prior analysis of the Town's housing stock by the Berkeley-Charleston-Dorchester Council of Governments indicated that the median year of construction of owner occupied homes in Summerville was 1985 and the median year of construction of rental units was 1979. Current ACS data shows that 10,600 housing units exist in the Summerville community. Of these units, only 16% were built prior to 1980 and have children present. As such, it is reasonable to conclude that minimal lead abatement work will be necessary during any future housing rehabilitation activities that may occur.

Actions planned to reduce the number of poverty-level families

During Program Year 2015, the Town will utilize CDBG funding to continue its Program Year 2014 CDBG project of revitalizing Hutchinson Square Park. Hutchinson Square is centrally located and is within and near other low-mod census tracts where previous CDBG funded sidewalk and drainage improvement projects have been completed or are underway including West 1st North Street, East Richardson Avenue and South Gum Street. Hutchinson Square provides free community events throughout the year and gives low-and-moderate income families opportunities and access to attend these functions. The Town hopes that the infrastructure initiatives that have been, currently are or will be undertaken may, in the long-term, boost economic and neighborhood revitalization that decreases poverty levels.

The upcoming Program Year will also allow the Town the opportunity to provide financial assistance for transportation to available supportive services for homeless men in downtown Charleston. Having

access to supportive services will allow homeless individuals to get the medical, counseling and educational assistance that they desperately need as a first step to ending their homelessness and finding a pathway to integrate into society.

During Program Year 2015, the Town will also continue to support Dorchester Habitat for Humanity as it completes two homes on North Palmetto Street, a low-and-moderate income area with a significant minority population. Both homes are currently receiving construction support assistance with Program Year 2014 CDBG funds and will be fully completed during the upcoming Program Year.

Actions planned to develop institutional structure

The Town utilized the services of Berkeley-Charleston-Dorchester Council of Governments to help it prepare and manage the first year of its previous Five-Year Consolidated Plan. Since then, the Town has built its own in-house capacity to fully manage its CDBG program. Key CDBG staff including the Director of Administrative Services, Director of Planning and Economic Development, Grants Administrator and Director of Public Works meet on a regular basis to ensure that grant funded activities stay on track for completion, identify obstacles to success and discuss potential future projects.

During Program Year 2015 the Town will take the following actions to further develop and enhance institutional structure:

- Key CDBG staff will attend bi-annual HUD grantee meetings to help ensure that they are aware of program related changes/updates and are managing program requirements properly.
- Key CDBG staff will seek available opportunities to attend Region IV environmental review training for the new electronic HEROS system.
- Key CDBG staff will attend available SC Municipal Association training on Economic Development/Financing Incentives that may be applicable to future CDBG projects.
- The Grants Administrator will attend monthly Charleston Area Grants Professionals meetings to enhance networking, educational and partnership opportunities that may assist with carrying out CDBG related activities.
- Key CDBG staff will work with Town officials to implement necessary policies and procedures required to comply with the new OMB Uniform Guidance which is effective for all grant awards received after 12/26/14.

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

No actions are planned for Program Year 2015 to enhance coordination between public and private

housing and social service agencies. The Town of Summerville does not have a local or county housing authority or a formal partnership agreement with any other local public housing agency and would, therefore, not be equipped to carry out actions in this area.

Discussion:

Program Specific Requirements

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

Introduction:

The Town will receive \$233,382 in CDBG funding to undertake project activities planned for Program Year 2015. This amount represents 100% of the total Federal resources that will be available to the Town to undertake the projects outlined in the 2015 Action Plan. Program income is also not expected to be collected as a result of any planned project activities. Any project budget overages will be funded by local Town monetary resources or State and foundation grants. If changes to allocated resources are required at any time during the 2015 Program Year, any necessary amendments to 2015 Action Plan will be made according to the Town’s Citizen Participation Plan and other applicable HUD regulations.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

Discussion:

The Town of Summerville is committed to devoting almost 100% of its annual CDBG entitlement allocation to benefit low-and-moderate income persons that reside in the community. For the 2015 Annual Action Plan, the Town has allocated 99% of its allocation to projects that will benefit low-and-moderate areas of the community and homeless persons. HUD regulations require that at least 70% of entitlement funds over a three year period be spent to benefit persons of low-and moderate income or special needs. During its first five years of participation in the CDBG Program, the Town has spent well over 70% of its annual entitlement funds to principally benefit low-and-moderate income persons. In accordance with this established practice, only 1% of its 2015 Program Year allocation will be used for administrative costs to conduct functions necessary to maintain compliance with HUD rules and regulations pertaining to the CDBG program.

Appendix - Alternate/Local Data Sources