



2021 Annual Action Plan

DRAFT

Town of Summerville
Grants Administration
Town Hall Administrative Office
200 S. Main Street
Summerville, SC 29483

Table of Contents

Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	7
AP-12 Participation – 91.105, 91.200(c).....	13
Expected Resources	15
AP-15 Expected Resources – 91.220(c)(1,2).....	15
Annual Goals and Objectives	17
AP-20 Annual Goals and Objectives.....	17
Projects	20
AP-35 Projects – 91.220(d).....	20
AP-38 Project Summary.....	21
AP-50 Geographic Distribution – 91.220(f).....	25
Affordable Housing	26
AP-55 Affordable Housing – 91.220(g).....	26
AP-60 Public Housing – 91.220(h).....	28
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	29
AP-75 Barriers to affordable housing – 91.220(j).....	31
AP-85 Other Actions – 91.220(k).....	33
Program Specific Requirements	36
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	36

Executive Summary

AP-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 (HUD) to help fund local community development programs. CDBG funds may be used for affordable housing programs such as 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 and the special needs population.

As a requirement to receiving HUD federal CDBG funding, the Town is required to prepare a Consolidated Plan every five years and an Annual Action Plan (AAP) 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. This plan represents the PY 2021 AAP and is the second year of the Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The Town of Summerville has developed its strategic plan based on an analysis of the data presented in this plan and an extensive community participation and consultation process. Through these efforts, the Town has identified five priority needs with associated goals to address those needs. The priority needs with associated goals include:

Expand/Improve Public Infrastructure & Facilities

1A Expand & Improve Public Infrastructure

1B Improve Access to Public Facilities

Public Services & Quality of Life Improvements

2A Provide Supportive Services for Special Needs

2B Provide Vital Services for LMI Households

Fair Housing Promotion

3A Promote Fair Housing Initiatives

Preserve & Develop Affordable Housing

4A Provide for Owner Occupied Housing Rehab

Removal of Slum & Blight

5A Demolition

3. Evaluation of past performance

The Town, with other public, private and non-profit community housing providers and non-housing service agencies have made noteworthy contributions to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low to moderate income individuals in the community. The Town however, continues to have a need for public infrastructure improvements, fair housing, homeless assistance which are some of the most prolific issues facing Summerville, as documented by the current Consolidated Plan and the 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of the Town's CDBG grant program. According to the most recent CAPER, the Town made significant progress in completing its goals of improving infrastructure, fair housing outreach activities and homeless activities.

The Town worked on a public infrastructure sidewalk project located in local target area Census Tract 107 that had an area-wide benefit to 5,572 LMI persons. This project was high priority for the Town because of its location within Census Tract 107 that aligns with the national objectives of funding being applied to an LMI area. This project also meets the Consolidated Plan Goal of Providing Street Infrastructure Improvements.

The Charleston Trident Urban League assisted with fair housing outreach and related housing services. Charleston Trident Urban League programs were to increase access to a fair and effective administrative process to investigate and resolve complaints of discrimination, increase public awareness of rights and responsibilities under fair housing laws, increase homeownership opportunities for minorities and advocate for more housing that is structurally accessible for persons with disabilities. During the grant period, fair housing brochures printed in English and Spanish as well as other related materials were distributed to the public through other agencies, libraries, churches, and local festivals. There were 167 Summerville residents assisted with this service in the reporting program year.

The Town funded local homeless shelter provider The Dorchester County Community Outreach (dab Home of Hope) and assisted 127 homeless men in the program year. Shelter operations included food, clothing and a variety of social services.

4. Summary of Citizen Participation Process and consultation process

The purpose of the citizen participation process is to actively encourage citizens, particularly low- and moderate-income households and those with special needs, to participate in the planning and development of the Annual Action Plan (AAP). The Town of Summerville works to ensure community stakeholders and citizens have adequate opportunities to participate in this planning process.

The Town's efforts to allow for participation in the development of the PY 2021 Annual Action Plan include a presentation about the plan at a Public Hearing held at Town Hall. CDBG basic concepts and planning considerations were covered, along with questions, answer and feedback from stakeholders and citizens. The Town also held a 30-day public review period to allow the public to make comments on the Plan. Written comments could be returned to the Town Hall Administrative Office located at 200 S. Main Street, Summerville, SC 2948.

A summary of citizen outreach efforts is described in the PR-15 Citizen Participation section.

5. Summary of public comments

A Public Comment Review Period was held from April 9, 2021 to May 9, 2021 to allow for the public to review the PY 2021 AAP. As well, a public hearing was held on May 8, 2021 at 4:00PM to present and discuss the AAP.

A summary of comments is located in the PR-15 Citizen Participation section.

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 PY 2021 AAP is the second year of the Town of Summerville's 2020-2024 Consolidated Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 5-Year Consolidated Plan and Annual Action Plans are the responsibility of the Town of Summerville. During PY 2021, Town Finance and 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 applicable Code of Federal Regulations. During the course of implementation of the 5-Year Consolidated Plan and 2021 Annual Action Plan, Town staff will consult with its assigned CDBG Field Office when it has questions or is in need of guidance. The Grants Writer and Finance Director for the Town, as well as program managers in various Town departments and sub-recipient non-profit organizations will carry out the activities proposed in the Action Plan.

Consolidated Plan Public Contact Information

Contact the Town of Summerville for information, questions, or concerns related to the Town's CDBG Program (email: CDBG@summervillesc.gov). A copy of the Town's 5-Year Consolidated Plan, recent Annual Action Plans, and Consolidated Annual Performance Reports (CAPER) are available for the public to view on the Town's website, <http://summervillesc.gov/cdbg>, or by appointment during normal business hours, Monday through Friday from 8:30 a.m. to 5:00 p.m. at Town Hall Administrative Office located at 200 S. Main Street, Summerville, SC 29483.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Key members of the Town's staff assisted in the development of the Town's PY2021 Annual Action Plan (AAP) including the Grants Writer, Assistant Finance Director, Director of Public Works, Economic Development Coordinator, Director of Parks and Recreation, and the Storm Water Manager. During the project planning process, the Grants Writer also consulted Council and various community development non-profits. Throughout the Plan development process, Town citizens were also engaged to offer comments on the draft Annual Action Plan through a public hearing, a public comment and review period and through the Town's website.

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

Recently in program year 2018, the Town participated in the Mayors' Commission on Homelessness and Affordable Housing, a joint commission bringing together four regional municipalities on the issue. Members of non-profits, the business community and other stakeholders also participated. At these meetings Commission members are briefed on the various services including health and mental health services available to low-and-moderate income persons throughout the region. The Town is now better able to refer citizens to appropriate agencies and resources throughout the community and greater Charleston region. The efforts were undertaken to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

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.

Lowcountry CoC is the regional homeless Continuum of Care (CoC) and is the lead entity for homeless prevention activities in the region. The CoC has a wide variety of service providers that work with coordinated entry to connect individuals and families to the services they need. The CoC also coordinates the annual Point-In-Time homeless count in the region and provides resources and training to its members and other local service providers.

The Town of Summerville works with Dorchester County Community Outreach DBA Lowcountry Home of Hope to better understand the needs of the homeless population within Summerville's jurisdiction. The Home of Hope provides emergency and transitional housing, sheltering up to 16 men at any given time. The Home of Hope provides meals, food, showers, and helps homeless men get back to on their feet and into jobs, with the ultimate goal of achieving self-sufficiency. The Town will provide CDBG funds to support the operations and services provided by the shelter.

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

The Lowcountry CoC, the region's Continuum of Care, consulted the Town in the development of its application for funding to HUD. The Town found that the application, as presented to the Grants Writer, was consistent with the Town's Consolidated Plan. The Town will not receive ESG funds from the Continuum of Care's application to HUD, and was not involved in determining the funding request. The homeless shelter facility within the Town of Summerville, Lowcountry Home of Hope, is a small men's shelter that is not a member of the Continuum of Care and currently does not receive ESG or any other source of Federal funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Town of Summerville
	Agency/Group/Organization Type	Other government - Local Planning organization Grantee Department
	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?	The Town of Summerville is the lead agency of the CDBG program and development of the Consolidated Plan and Annual Action Plan.
2	Agency/Group/Organization	Dorchester County Community Outreach bda Lowcountry Home of Hope
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted the Home of Hope to better understand the local homeless population and needs within the community and areas to address those needs.
3	Agency/Group/Organization	Charleston Trident Urban League
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Impediments
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with the Charleston Trident Urban League, which has been identified as the only HUD-certified Fair Housing Counseling Agency in the tri-county area. The CTUL was able to provide the Town with information on the potential barriers to fair housing, and actions that may be taken to reduce those barriers.

4	Agency/Group/Organization	BroadbandNow
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BroadbandNow is a research organization which publishes data on the digital divide and impact of highspeed internet in society. It believes broadband internet should be available to all Americans and its mission is to help find and compare internet options with a goal to bring attention to underserved areas and help raise awareness of the importance of broadband access. The Town consulted with the BroadbandNow website for broadband access and identified highspeed internet providers in the Town.
5	Agency/Group/Organization	Lowcountry Homeless Coalition
	Agency/Group/Organization Type	Continuum of care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lowcountry Homeless Coalition is the regional CoC. The Town consults the Lowcountry Homeless Coalition for information on the continuum of care.
6	Agency/Group/Organization	Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted the BCDCOG OurRegion OurPlan, a vision plan for the tri-county region that includes goals and strategies for economic growth and community development, affordable housing development and preservation, and infrastructure improvements.
7	Agency/Group/Organization	Town of Summerville Planning Department
	Agency/Group/Organization Type	Hazard Mitigation Climate Resilience
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department guides the physical growth and well-being of the Town of Summerville. Planning staff provides planning support, technical assistance, coordination and advisory services on issues involving annexation, growth, historic preservation, land use, land preservation and zoning. The Planning Department also helps to guide hazard mitigation such as floods and other natural environmental hazards.
8	Agency/Group/Organization	Audubon South Carolina
	Agency/Group/Organization Type	Hazard Mitigation Climate Resilience
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Audubon South Carolina (ASC) Climate-Resilient and Bird-Friendly Recognition Program celebrates organizations and communities for their stewardship and commitment to the environment. The program focuses on the importance of native plants, birds and wildlife habitat, water, energy, waste, and outreach practices designed to create a resilient South Carolina. The Town has been designated by ACS as a Climate-Resilient and Bird-Friendly Municipality.

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

There were no agencies that were intentionally not consulted. All comments were welcome.

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	Lowcountry Homeless Coalition	The Town is also involved in the Mayors' Commission on Homelessness and Affordable Housing, which consults the Lowcountry Homeless Coalition for information on the continuum of care.
Summerville Analysis of Impediments	Summerville/BCDCOG	The Town of Summerville used the Analysis of Impediments to develop its Fair Housing Promotion initiatives. The Town includes Fair Housing Promotion and implementation of a Fair Housing Counseling as projects in the Consolidated Plan and Annual Action Plan.
Town of Summerville Vision Plan	Town of Summerville	The Town of Summerville Vision Plan is a 30-Yr community vision for Summerville that seeks to preserve the Town's historic charm while proactively planning for a vibrant, prosperous future. The Vision Plan provides a framework for community and economic development initiatives, including community revitalization, transportation, land use, job growth, and the development of community recreation centers. The Vision Plan was vital to the creation of the Consolidated Plan and Annual Action Plan.
OurRegion OurPlan	BCDCOG	The Town of Summerville consulted the BCDCOG OurRegion OurPlan, a vision plan for the tri-county region that includes goals and strategies for economic growth and community development, affordable housing development and preservation, and infrastructure improvements.
Our Town Our Future 2020 Comprehensive Plan	Town of Summerville	The goals of the Strategic Plan will be in line with the target objectives of Community Facilities & Infrastructure described in the Towns drafted Comprehensive Plan (to be finalized).

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Town of Summerville continues to work closely with Dorchester County and the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG). Coordination of services in the overall region is vital for the residents in the Town. The BCDCOG helps provide coordination in the region for economic and community development and affordable housing development. A major transportation initiative of the BCDCOG is the 26-mile bus rapid transit system connecting Charleston, North Charleston and Summerville that will provide reliable travel, connect communities, and energize economic opportunities along the corridor.

AP-12 Participation – 91.105, 91.200(c)

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

The purpose of the citizen participation process is to actively encourage citizens, particularly low- and moderate-income households and those with special needs, to participate in the planning and development of the Annual Action Plan (AAP). The Town of Summerville works to ensure community stakeholders and citizens have adequate opportunities to participate in this planning process.

The Town's efforts to allow for citizen participation in the development of the AAP include a presentation and discussion of the Plan at a Public Hearing held at Town Hall. CDBG basic concepts and planning considerations were covered, along with questions, answer and feedback from stakeholders and citizens. The Town also held a 30-day public review period to allow the public to review and make comments on the Plan. Written comments could be returned to the Town Hall Administrative Office located at 200 S. Main Street, Summerville, SC 2948.

A summary of citizen outreach efforts is described in the table below:

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community Town Council	A public hearing was held on TBA to review and approve the PY 2021 Annual Action Plan. The CDBG program and planning considerations were covered, along with questions, answer and feedback from stakeholders and citizens.	All comments were accepted.	All comments were accepted.	
2	Public Comment Period	Non-targeted/broad community	The Town held a 30-day public review period from April 9, 2021 to May 9, 2021 to allow the public to review and make comments on the Plan. Written comments could be returned to the Town Hall Administrative Office located at 200 S. Main Street, Summerville, SC 2948.	All comments were accepted.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Town of Summerville is receiving a \$316,505 allocation of CDBG funds to undertake the initiatives and projects planned for PY 2021. If at any time during the Program Year changes to allocated resources need to be made, any necessary amendments to this Action Plan will be made in accordance with 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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	316,505	0	0	316,505	949,515	The Expected Amount Available is 3x more years of the annual allocation amount.

Table 1 - 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

While no matching requirements will be associated with monetary resources utilized during completion of planned project activities, the Town anticipates that its support of homeless initiatives in Summerville will serve as a catalyst for increased private investment in the local shelter and associated services for homeless persons.

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

No publicly owned land will be used to carry out the identified needs and associated projects outlined in the 2021 Annual Action Plan. Encroachment permits to gain permission to access to right-of-way areas will be required for the planned sidewalk project activities.

Discussion

The final allocation released by HUD for The Town of Summerville is \$316,505. Below are the estimated amounts presented in the Annual Action Plan.

Program Administration: Program Administration Activities are subject to a 20% cap of the total CDBG allocation. General program administration activities, which include the costs of newspaper advertisements, postage, photographs and prints, staff training, consultation and preparation of the Town of Summerville's 2021 AAP etc. The Town's 2021 admin allocation of \$63,301 is under the cap allowance for CDBG from HUD.

Public Service Activities: All public service activities that the Town undertakes with CDBG funds, whether carried about by the Town or a sub-recipient, are limited to 15% of the total annual CDBG allocation. The Town's 2021 public services allocation is \$47,476.

Other Activities: Other activities listed in this Annual Action will be for the remainder of the 2021 program year budget. These activities will go towards public facilities/infrastructure improvements and affordable housing activities in the Town.

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	1A Expand/Improve Public Infrastructure/Facilities	2020	2024	Non-Housing Community Development	Census Tract 107	Expand/Improve Public Infrastructure & Facilities	CDBG: \$154,278	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3245 Persons Assisted
2	2A Provide Supportive Services for Special Needs	2020	2024	Non-Housing Community Development	Census Tract 107	Public Services & Quality of Life Improvements	CDBG: \$26,375	Homeless Person Overnight Shelter: 100 Persons Assisted
3	2B Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Census Tract 107	Public Services & Quality of Life Improvements	CDBG: \$26,375	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	3A Promote Fair Housing Initiatives	2020	2024	Affordable Housing	Census Tract 107	Fair Housing Promotion	CDBG: \$26,375	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	4A Provide for Owner Occupied Housing Rehab	2020	2024	Affordable Housing	Census Tract 107	Preserve & Develop Affordable Housing	CDBG: \$53,550	Homeowner Housing Rehabilitated: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	5A Demolition	2020	2024	Non-Housing Community Development	Census Tract 107	Removal of Slum & Blight	CDBG: \$29,550	Buildings Demolished: 1 Building

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	1A Expand/Improve Public Infrastructure/Facilities
	Goal Description	The Town will make improvements to public infrastructure and facilities in low-and-moderate income areas to improve the quality of life for residents and promote neighborhood development and revitalization. Development activities will enhance citizen use, mobility and safety to street infrastructure and improve access to public facilities such and community centers and parks. Mitigate drainage and storm water issues to enhance citizen health and safety. Activities will have an area wide low/mod benefit.
2	Goal Name	2A Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness.
3	Goal Name	2B Provide Vital Services for LMI Households
	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: case management for emergency assistance, employment programs, and health programs.
4	Goal Name	3A Promote Fair Housing Initiatives
	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.

5	Goal Name	4A Provide for Owner Occupied Housing Rehab
	Goal Description	Provide for housing improvements to be made for single-family homes in Summerville in partnership with Habitat for Humanity. Activities will benefit low- to moderate-income households in the Town.
6	Goal Name	5A Demolition
	Goal Description	Provide for the removal of slum and blight for the health and safety of the community. Activities will include the clearance and demolition of dilapidated buildings.

Projects

AP-35 Projects – 91.220(d)

Introduction

During PY 2021 the Town of Summerville plans to fund several projects that will benefit low-and-moderate income persons residing in the community. The projects proposed were selected based on the goals and priorities set forth in the Town’s 5-Year Consolidated Plan, which included an in-depth market analysis and needs assessment, as well as the 2016 Analysis of Impediments to Fair Housing.

Projects

#	Project Name
1	CDBG: Administration (2021)
2	CDBG: Public Infrastructure (2021)
3	CDBG: Public Services (2021)
4	CDBG: Housing Rehab (2021)
5	CDBG: Demolition (2021)

Table 3 - Project Information

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

During PY 2021, the Town will continue to make significant investment in infrastructure located in Census Tract 107, a low-and-moderate income area. The Town will improve park facilities for the residents of Census Tract 107.

Homeless assistance will be carried out through the sub-recipient organizations, Dorchester County Community Outreach, dba Lowcountry Home of Hope and Hope’s House. As the only homeless shelter in the Summerville community, the Home of Hope provides critical support for the homeless population in the Town. The Home of Hope may house up to 16 men at any given time.

CDBG funds to the Charleston Trident Urban League (CTUL), a certified fair housing counseling agency, as a subrecipient organization to carry out fair housing counseling activities. The counseling activity has shown progress and the Town believes that continued investment in Fair Housing Counseling will not only help meet its responsibility to affirmatively further fair housing, but also meet critical needs in the community.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (2021)
	Target Area	Census Tract 107
	Goals Supported	1A Expand/Improve Public Infrastructure/Facilities 2A Provide Supportive Services for Special Needs 2B Provide Vital Services for LMI Households 3A Promote Fair Housing Initiatives 4A Provide for Owner Occupied Housing Rehab 5A Demolition
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Public Services & Quality of Life Improvements Fair Housing Promotion Preserve & Develop Affordable Housing
	Funding	CDBG: \$63,301
	Description	Administration of PY 2021 CDBG projects. General administrative costs, including staff salaries/benefits, advertising, technical assistance, planning and management, and other administrative costs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, Census Tract 107
	Planned Activities	Administration of PY2021 CDBG projects.
2	Project Name	CDBG: Public Infrastructure (2021)
	Target Area	Census Tract 107
	Goals Supported	1A Expand/Improve Public Infrastructure/Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: \$143,728

Description	Improvements to public infrastructure and facilities in low-and-moderate income areas to improve the quality of life for residents. Activities will promote neighborhood development and revitalization and will have an area wide low/mod benefit.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3245 Persons Assisted (Area wide benefit)
Location Description	Citywide, Census Tract 107
Planned Activities	Planned activities will include: *Repaving the trail at Wassamassaw Park (10'x1900'). *Resurfacing the tennis courts at Doty Park. *Addition of lights to the pickleball courts at Doty Park. *Convert all outdoor lights to LED lights at Doty Park.
3	Project Name CDBG: Public Services (2021)
	Target Area Census Tract 107
	Goals Supported 2A Provide Supportive Services for Special Needs 2B Provide Vital Services for LMI Households 3A Promote Fair Housing Initiatives
	Needs Addressed Public Services & Quality of Life Improvements Fair Housing Promotion
	Funding CDBG: \$47,476
	Description Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness. 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.
	Target Date 6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Homeless Person Overnight Shelter: 100 Persons Assisted Estimated assisted with fair housing activities: 250 Persons Assisted
	Location Description	Citywide, Census Tract 107
	Planned Activities	Planned activities include: * Fair Housing Counseling, Charleston Trident Urban League * DCCO Home of Hope Homeless Assistance Services * DCCO Hope's House
4	Project Name	CDBG: Habitat for Humanity (2021)
	Target Area	Census Tract 107
	Goals Supported	4A Provide for Owner Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$43,000
	Description	The Town will utilize a portion of the CDBG grant to make improvements to single-family housing in partnership with Habitat for Humanity.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2 LMI households will be assisted.
	Location Description	Citywide, Census Tract 107
Planned Activities	Planned activities will include: Assisting in the building of 2 homes for LMI families on Half Street in the Town.	
5	Project Name	CDBG: Demolition (2021)
	Target Area	Census Tract 107
	Goals Supported	5A Demolition
	Needs Addressed	Removal of Slum & Blight
	Funding	CDBG: \$19,000

Description	The Town will utilize a portion of the CDBG grant for demolition of the 104 Magwood site, which is considered blight.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	An estimated 1 building demolished.
Location Description	Citywide, Census Tract 107
Planned Activities	Planned activities will include: Demolition of 104 Magwood, removal of blight: \$19,000

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

During the development of the 2020-2024 Consolidated Plan, the Town identified Census Tract 107 as a priority geographic area. According to HUD’s 2020 Low/Mod Income Summary Data (LMISD) used in the development of the Consolidated Plan, Census Tract 107 is low-and-moderate income tract with 61.4% LMI population, and qualifies as a low- and moderate area for CDBG activities. Census tract 107 is comprised of three block groups totaling 5,285 residents. The population’s minority profile is as follows:

Census Tract 45035010700: White 59.1%, Black 32.7%, Hispanic 5.9%, Asian <1%

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 107	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Town has designated Census Tract 107 as a target area for CDBG funded projects in its 5-Year Consolidated Plan. CDBG funding will allow the Town to utilize a significant portion of current and future funding allocations to provide needed public infrastructure improvements such as park improvements, street lighting upgrades, safety enhancements, drainage improvements and sidewalk/pavement upgrades.

Discussion

The CDBG Program requires that each CDBG funded activity principally benefit low-and-moderate income persons, aid in the prevention or elimination of slums or blight or meet a community development need. With respect to activities that benefit residents of a given area, at least 51% of the area's residents are generally required to be of low-and-moderate income status.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

While there is certainly an ongoing need to support affordable housing initiatives for low and moderate income individuals and families in the Summerville community, many of these needs will remain unmet due to the lack of a public housing authority, a limited amount of entitlement funding, and lack of staff resources and a Community Development department. Feedback received during the development of the 5-Year Consolidated Plan showed that most community members preferred that CDBG entitlement funding allocations be directed towards infrastructure improvements or public facility projects that benefit the greatest number of low-and-moderate income persons and/or enhance citizen safety.

The Town however recognizes the importance of decent, affordable housing and the effect that it can have on the overall economic development and vitality of low-and-moderate income areas. Due to a lack of eligible projects within the Town’s limits and given the limited funding allocation, the Town will not fund affordable housing projects such as rental assistance and the production of new units, and/or acquisition of existing units during PY 2021, however the Town will continue to work with local non-profit organizations with the rehab of existing units through local nonprofit partners.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	0
Total	2

Table 6 - 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	2
Acquisition of Existing Units	0
Total	2

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Based on the amount of housing resources that can be provided with limited financial contributions and the lack of Town staff to operate and run an ongoing housing rehabilitation program, the Town feels that partnering with local nonprofits on housing initiatives is the most beneficial housing activity that it can undertake at present. Staff also continues to provide residents with information and resources on local organizations providing assistance as requested. For PY 2021, there will be an estimated two single-family housing assisted with housing rehab in partnership with Habitat for Humanity.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing needs will not be addressed in the PY 2021 AAP. 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 located 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. South Carolina Regional Housing Authority #3 administers and serves Dorchester County and Berkeley Counties with tenant-based assistance through the Section 8 Voucher Program for these types of housing units.

The absence of a public housing authority is a recognized concern within Berkeley and Dorchester Counties, and was cited in the 2016 Town of Summerville Analysis of Impediments as a potential barrier to fair housing.

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

The Town does not plan to take any measurable actions during PY 2021 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. Town officials will continue to discuss if the establishment of a County housing authority is feasible with County representatives and identify 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

N/A

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

Introduction

While the Continuums of Care and local non-profit and government agencies serving the homeless population of South Carolina have made great strides in the last several years the 2020 PIT Count, conducted on January 22, 2020, revealed a total of 4,268 individuals experiencing homelessness in an emergency shelter, transitional housing, or unsheltered across the state. The Lowcountry Homeless Coalition indicated that a total of 433 persons experienced homelessness in the Lowcountry region, which includes Berkeley, Dorchester, and Charleston counties all within jurisdictional boundaries of The Town of Summerville. In particular for Dorchester County, there were 47 persons in the homeless count. Research has shown that actual homeless estimates may be three to six times higher than the conducted Point-In-Time counts.

During PY 2021, the Town of Summerville plans to reduce homelessness and support homeless assistance by providing CDBG funds to non-profit sub-recipient organization, Dorchester County Community Outreach dba Lowcountry Home of Hope. The Home of Hope provides emergency and transitional housing, sheltering up to 16 men at any given time. The Home of Hope provides meals, food, showers, and helps homeless men get back to on their feet and into jobs, with the ultimate goal of achieving self-sufficiency. The Town will support the operations and services provided by the shelter. Through this investment of CDBG funds, the Home of Hope will provide shelter for approximately 100 men over the program year.

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

Due to the lack of a specialized staff and the financial resources, the Town will not take direct actions to reach out to homeless persons; however, through CDBG grant funding support provided to the Home of Hope, homeless males in the Summerville community will experience supportive services offered by the staff and board of the shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Town of Summerville continues to fund sub-recipient non-profit organization Dorchester County Community Outreach, dba Lowcountry Home of Hope for homeless assistance services. As a sub-recipient of CDBG funds, the Home of Hope has proposed to operate an emergency and transitional shelter that will serve approximately 100 homeless men during the 2021 program year.

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

During PY 2021, the Home of Hope will carry out activities to help homeless persons transition to permanent housing and independent living. These service activities helped homeless persons successfully moved out of the shelter with permanent housing options and employment through the services and support provided by the Home of Hope.

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

The Town does not intend to work directly with health care, mental health, or other publicly funded institutions or directly fund activities that benefit non-homeless special needs persons during PY 2021 and will refer to activities conducted by Dorchester County Community Outreach.

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

Introduction:

The Town is committed to affirmatively furthering fair housing to ensure that viable, sustainable communities are accessible to all persons. Before becoming an entitlement jurisdiction, the Town supported affordable housing by participating in the Small Cities CDBG Program. In previous program years, the Town assisted in provided affordable housing and maintaining the existing housing stock by allocating funding to housing rehabilitation activities and partnering with Dorchester Habitat for Humanity to help prepare five lots for construction of homes for low-and- moderate income residents. The Town will 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 and developing strategies that support affordable housing that meets community standards.

HUD requires CDBG entitlement jurisdictions to conduct an Analysis of Impediments to Fair Housing as a means to identify barriers that may exist and actions that may be taken to address and mitigate barriers associated with fair and equitable housing. During 2016, the Town utilized the services of Berkeley-Charleston-Dorchester Council of Governments to complete an Analysis of Impediments to Fair Housing Study. The study analyzed the Town’s laws, regulations, administrative policies, procedures and practices were reviewed to assess how each affects the location, availability and accessibility of housing, as well as how external conditions and the housing and economic market effect fair housing choice.

The Analysis of Impediments to Fair Housing revealed several impediments to fair housing in the Summerville community:

- Lack of Local Housing Agencies and Resources
- General Public Awareness of Fair Housing Issues and Laws
- Enforcement of Existing Fair Housing Laws
- Transportation
- Financial
- NIMBY-ism

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

Based on the recommendations of the Analysis of Impediments, the Town of Summerville amended its Consolidated Plan to include Fair Housing Promotion as a goal, and in doing so, allowed CDBG funds to be allocated toward specific activities targeted to build awareness of fair housing issues and provide

counseling for those who may experience housing discrimination. In PY 2021, the Town allocated funding toward Fair Housing education and counseling. This project was carried out by the Charleston Trident Urban League, a local HUD-certified fair housing counseling agency.

The Town recently ratified its Unified Development Ordinance in 2019 to ensure that applicable codes and ordinances relating to zoning and development are consistent and would not restrict minority housing or business development. Consistent and unified ordinances should create additional opportunities for more affordable and workforce housing in the Summerville community for individuals of varying income levels.

Discussion:

The Town recognizes that significant impacts to mitigate housing impediments will likely occur over an extended period of time. The success of the implementation of the study's recommendations will be gauged by feedback received from Town staff, members of the community, and leaders of local non-profit and community organizations. The Town will report the results and impact of any implemented measures to mitigate fair housing impediments in both its annual Consolidated Annual Performance and Evaluation Reports (CAPER) and future Annual Action Plans.

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 capabilities and exterior agency coordination. The items below will address and outline actions in these areas that the Town plans to undertake during PY 2021.

Actions planned to address obstacles to meeting underserved needs

Based on the recommendations of the Analysis of Impediments, the Town of Summerville amended its Consolidated Plan to include Fair Housing Promotion as a goal, and in doing so, allowed CDBG funds to be allocated toward specific activities targeted to build awareness of fair housing issues and provide counseling for those who may experience housing discrimination. During PY 2021, as part of the public services activities, the Town will allocate funding toward Fair Housing Counseling. This project will be carried out by the Charleston Trident Urban League, the only local HUD-certified fair housing counseling agency. This project will serve approximately 250 persons in the Summerville community, including those with disabilities or language barriers.

Actions planned to foster and maintain affordable housing

Because Summerville does not have a Community Development Department or staff members devoted to creating and maintaining affordable housing, and because the Town does not have a local or county Housing Authority or an agreement with a public housing agency, continuing and strengthening its ongoing partnership with local nonprofit organizations is currently the best way in which the Town can contribute financial and intellectual resources for providing affordable housing to the community. In addition to maintaining relationships with local nonprofits, the Town participates in the Mayors' Commission on Homelessness and Affordable Housing, a multi-jurisdictional body that is responsible for establishing the Housing First Model in the Charleston MSA, and will provide guidance for implementing the model, advocating for homelessness and affordable housing, and gathering resources for implementation.

Actions planned to reduce lead-based paint hazards

The Town will continue to make HUD Lead Hazard Information pamphlets available to all citizens, upon request. The Town will also continue to provide 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. As such, it is reasonable to conclude that minimal lead abatement work would be

necessary during any future housing or building renovation activities that may occur.

Actions planned to reduce the number of poverty-level families

Due to the limited amount of monetary resources available to help poverty level families, the Town's overall anti-poverty strategy can only take place over a significant period of time, with each successive year providing additional benefits. The Town is committed to assigning monetary resources to initiatives which address the short-term needs of low-and-moderate income residents and feels that this is primarily accomplished by making infrastructure improvements to low-and-moderate income neighborhoods. Infrastructure improvements help inject funds into the overall economy and are the essential building blocks for long-term neighborhood revitalization. The Town also recognizes that the needs of low-and-moderate persons are addressed through helping the community retain its affordable housing stock. Affordable housing related projects benefit not only individual families, but also contribute to the stability and safety of low-and-moderate income neighborhoods.

In recent years, the Town has invested significant CDBG resources in sidewalk infrastructure in Census Tract 107, which is a low-and-moderate income area. The PY 2021 Annual Action Plan will continue the emphasis that the Town has placed on infrastructure initiatives located in Census Tract 107. The projects will revitalize the community, provide safe, suitable living environment and efficient drainage, and alleviate the threat of potential flooding to the neighborhood.

While no specific actions or activities are planned to reduce the number of poverty level families residing in the Summerville community, the drainage/storm water improvement project planned for PY 2021 will benefit poverty-level families residing in low-and-moderate income neighborhood areas by providing them with basic public infrastructure facilities that should be available in all suburban and/or urbanized areas. The rehabilitation of the public facilities in these neighborhoods may lead to future economic development opportunities that can improve the status of poverty-stricken community areas and the families that reside in them.

Actions planned to develop institutional structure

During PY 2021, the Town will take the following actions to further develop and enhance institutional structure: send key staff members to available CDBG-related training courses; participate in HUD webinars to enhance knowledge of the CDBG program and cross-cutting requirements; work with sub-recipient organizations to train their staff on the CDBG administrative requirements as needed; and develop relationships with neighboring jurisdictions and non-profit organizations that carry out community development programs.

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

During PY 2021, the Town will participate in the Mayors' Commission on Homelessness and Affordable Housing. Members of the commission are briefed monthly on the various social services agencies throughout the region that are equipped to serve low-and-moderate income persons and persons with special needs. This knowledge will allow the Town to better refer the public to the appropriate agencies for questions or programs that the Town does not have the capacity to address.

Program Specific Requirements

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

Introduction:

The Town of Summerville does not expect to have funds available from program income or prior program year funds. During PY 2021, 100% of CDBG funded activities will benefit LMI persons.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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.	100.00%

HUD requirements stipulate that at least 70% of CDBG funds benefit low-and-moderate income persons over a 1, 2, or 3-year period. According to 24 CFR 570.200 (a)(3)(i), this calculation does not include the cost of administration and planning activities eligible under 24 CFR 570.205 and 570.206, which are presumed to benefit low- and moderate-income persons in the same proportion as the remainder of the CDBG funds. Therefore, 100% of the activities proposed for PY 2021 will benefit persons of low-and-moderate income.