

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

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

The Program Year 2019-2020 was the fourteenth year of funding for the Beaufort County/Lowcountry Regional HOME Consortium (LRHC) through the US Department of Housing and Urban Development HOME Investment Partnerships Program. This Consolidated Annual Performance and Evaluation Report (CAPER) highlights progress made in implementing the 2016 Consolidated Plan and Action Plan for Housing to meet the goals and objectives identified.

Developing affordable, safe and decent housing for low income citizens is a challenge for the HOME Consortium and its members. Funding from the HOME Investment Partnership Program is an important resource for the LRHC to design and implement housing programs that address the local housing needs. The HOME Program provides flexibility to its participating jurisdictions by offering them the opportunity to choose what types of housing programs and activities are most important to meet the housing needs of their low and very low income residents. Although HOME funds cannot be used to address every need, these areas will have an impact on the sustainability of HOME funded housing. The goals and objectives adopted in the 2016 Consolidated Plan were prioritized toward creating viable and sustainable neighborhoods, giving access to affordable housing, and collaborating with partners to determining the best means to address the needs of the residents of the Lowcountry Region.

During the Program Year (July 1, 2019 - June 30, 2020) Lowcountry Regional HOME Consortium expended approximately \$295,495 in HOME funds for projects, **\$83,598.40** in HOME funds for program administration, and **\$79,539** in Local Match providing **13** families with safe and decent affordable housing. Total HOME funds expended during Program Year 2020 - **\$379,093.40**. Total all expenditures for Program Year 2020 - **\$458,632.40**

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Ex – P Y
General Administration	Administration	HOME: \$	Other	Other	0	0		
New Construction and/or rehab-acquisition	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	4	0	0.00%	
Owner Occupied Housing Rehabilitation	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	13	108.33%	

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

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

LRHC has an obligation to see that resources are used effectively. In a world of growing needs and declining resources, housing program managers are under increasing pressure to get the most out of funds allocated to their programs. LRHC has continually addressed the highest housing priority in our region which is owner-occupied housing rehabilitation and in the past few years has met and/or exceeded the proposed number of units to be addressed each year. This Program Year, the 13 units addressed were owner-occupied housing rehabilitation units; 100% of all HOME funds benefitted low and moderate income families. This year we did not complete any new construction units.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	HOME
White	0
Black or African American	13
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	13
Hispanic	0
Not Hispanic	13

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

Narrative

For this Program Year, all 13 families receiving benefit of the HOME Program identified as Black or African-American.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
HOME	public - federal	585,391	379,093

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Beaufort County		10	COUNTY
Colleton County		18	COUNTY
Hampton County		48	COUNTY
Jasper County		24	COUNTY

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Annual Action Plan identified geographic distributions and location of investments. However, members of the LRHC has agreed that the HOME funds are to be spent on a first come first served basis to address the needs of the residents in the Lowcountry Region.

Leveraging

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

There is a required 25% local match for the LRHC. Local match was satisfied by cash contributions from each member county - Beaufort, Colleton, Hampton and Jasper.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	28,809
2. Match contributed during current Federal fiscal year	81,544
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	110,353
4. Match liability for current Federal fiscal year	103,809
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,544

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2018 REGIONAL HOUSING REHAB - 1	06/03/2019	575	0	0	0	0	0	575
2018 REGIONAL HOUSING REHAB - 10	08/15/2019	550	0	0	0	0	0	550
2018 REGIONAL HOUSING REHAB - 11	08/15/2019	1,150	0	0	0	0	0	1,150
2018 REGIONAL HOUSING REHAB - 12	08/15/2019	700	0	0	0	0	0	700
2018 REGIONAL HOUSING REHAB - 13	08/15/2019	700	0	0	0	0	0	700
2018 REGIONAL HOUSING REHAB - 14	08/15/2019	750	0	0	0	0	0	750

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2018 REGIONAL HOUSING REHAB - 15	08/15/2019	750	0	0	0	0	0	750
2018 REGIONAL HOUSING REHAB - 16	08/15/2019	7,980	0	0	0	0	0	7,980
2018 REGIONAL HOUSING REHAB - 17	08/29/2019	375	0	0	0	0	0	375
2018 REGIONAL HOUSING REHAB - 18	09/16/2019	2,100	0	0	0	0	0	2,100
2018 REGIONAL HOUSING REHAB - 19	09/19/2019	1,150	0	0	0	0	0	1,150
2018 REGIONAL HOUSING REHAB - 2	06/03/2019	550	0	0	0	0	0	550

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2018 REGIONAL HOUSING REHAB - 20	09/24/2019	600	0	0	0	0	0	600
2018 REGIONAL HOUSING REHAB - 21	09/25/2019	875	0	0	0	0	0	875
2018 REGIONAL HOUSING REHAB - 22	09/25/2019	550	0	0	0	0	0	550
2018 REGIONAL HOUSING REHAB - 23	09/25/2019	975	0	0	0	0	0	975
2018 REGIONAL HOUSING REHAB - 24	07/15/2019	6,325	0	0	0	0	0	6,325
2018 REGIONAL HOUSING REHAB - 3	06/27/2019	2,150	0	0	0	0	0	2,150

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2018 REGIONAL HOUSING REHAB - 4	07/09/2019	1,932	0	0	0	0	0	1,932
2018 REGIONAL HOUSING REHAB - 5	07/09/2019	3,900	0	0	0	0	0	3,900
2018 REGIONAL HOUSING REHAB - 6	07/18/2019	900	0	0	0	0	0	900
2018 REGIONAL HOUSING REHAB - 7	07/31/2019	550	0	0	0	0	0	550
2018 REGIONAL HOUSING REHAB - 8	07/31/2019	600	0	0	0	0	0	600
2018 REGIONAL HOUSING REHAB - 9	07/31/2019	4,417	0	0	0	0	0	4,417

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
BEAUFORT COUNTY - 1	03/07/2019	122	0	0	0	0	0	122
BEAUFORT COUNTY - 2	04/08/2019	22	0	0	0	0	0	22
BEAUFORT COUNTY 2017 - 1	10/19/2018	550	0	0	0	0	0	550
COLLETON COUNTY 2017 - 1	10/19/2018	575	0	0	0	0	0	575
COLLETON COUNTY 2017 - 2	12/27/2018	550	0	0	0	0	0	550
COLLETON COUNTY 2017 - 3	02/22/2019	1,175	0	0	0	0	0	1,175
COLLETON COUNTY 2017 - 4	02/22/2019	2,060	0	0	0	0	0	2,060
COLLETON COUNTY 2017 - 5	05/02/2019	750	0	0	0	0	0	750
COLLETON COUNTY 2017 - 6	05/21/2019	575	0	0	0	0	0	575

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
COLLETON COUNTY 2017 - 7	06/27/2019	1,175	0	0	0	0	0	1,175
COLLETON COUNTY 2017 - 8	06/27/2019	425	0	0	0	0	0	425
HABITAT FOR HUMANITY - 1	11/28/2018	11	0	0	0	0	0	11
HAMPTON COUNTY 2017 - 10	05/21/2019	550	0	0	0	0	0	550
HAMPTON COUNTY 2017 - 11	05/28/2019	700	0	0	0	0	0	700
HAMPTON COUNTY 2017 - 3	01/04/2019	1,235	0	0	0	0	0	1,235
HAMPTON COUNTY 2017 - 4	01/17/2019	10,365	0	0	0	0	0	10,365
HAMPTON COUNTY 2017 - 5	02/01/2019	975	0	0	0	0	0	975

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
HAMPTON COUNTY 2017 - 6	02/05/2019	975	0	0	0	0	0	975
HAMPTON COUNTY 2017 - 7	02/05/2019	750	0	0	0	0	0	750
HAMPTON COUNTY 2017 - 8	01/24/2019	3,000	0	0	0	0	0	3,000
HAMPTON COUNTY 2017 - 9	05/02/2019	850	0	0	0	0	0	850
HAMPTON COUNTY 21017 - 1	10/19/2018	1,100	0	0	0	0	0	1,100
HAMPTON COUNTY 21017 - 2	11/07/2018	1,550	0	0	0	0	0	1,550
JASPER COUNTY 2016 - 1	11/07/2018	850	0	0	0	0	0	850
JASPER COUNTY 2016 -1	10/19/2018	600	0	0	0	0	0	600

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
JASPER COUNTY 2017 - 1	12/27/2018	600	0	0	0	0	0	600
JASPER COUNTY 2017 - 2	01/04/2019	4,210	0	0	0	0	0	4,210
JASPER COUNTY 2017 - 3	01/16/2019	1,240	0	0	0	0	0	1,240
JASPER COUNTY 2017 - 4	01/30/2019	1,150	0	0	0	0	0	1,150
JASPER COUNTY 2017 - 5	05/21/2019	600	0	0	0	0	0	600
JASPER COUNTY 2017 - 6	06/27/2019	1,150	0	0	0	0	0	1,150

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	295,495	0	0	130,675	0	164,820
Number	13	0	0	5	0	8
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	295,495	0	295,495			
Number	13	0	13			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	18	13
Number of Special-Needs households to be provided affordable housing units	0	0
Total	18	13

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	16	13
Number of households supported through Acquisition of Existing Units	0	0
Total	18	13

Table 12 – Number of Households Supported

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

The "actual" values were entered to indicate the actual number of affordable housing units addressed this program year. LRHC did not undertake any activities that benefitted homeless or special-needs person. All HOME funds benefitted non-homeless families.

There is a great need for the priority activity which is rehab of existing units and we were able to rehab 13 existing units.

Discuss how these outcomes will impact future annual action plans.

LRCH currently only has one CHDO. We are working with this CHDO and are have cleared Environmental Reviews to be able to move ahead on projects in the near future.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	4
Low-income	0	5
Moderate-income	0	4
Total	0	13

Table 13 – Number of Households Served

Narrative Information

LRHC only receives HOME funds. The goals and objectives of LRHC are prioritized toward creating viable and sustainable neighborhoods, giving access to affordable housing, and collaborating with partners to determining the best means to address homelessness in the Lowcountry Region. All beneficiaries were low to moderate income qualifying as proposed in the Annual Action Plan. Beneficiaries include the following: Extremely Low-income - 4 persons, Low-income 5persons, Moderate-income 4 persons.

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

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

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

The Lowcountry Homeless Coalition Continuum of Care addresses the homeless needs in our region. Lowcountry Homeless Coalition submits a consolidated application on behalf of the community of homeless service providers for grant funds to support homeless assistance projects. Lowcountry Homeless Coalition does outreach to homeless in our region, especially unsheltered persons assessing their individual needs.

Access Network Homeless Support Programs provide subsidized housing for eligible individuals and families, offering case management support services and resources for individuals and families to acquire the ability to stabilize housing in an effort to achieve economic independence.

Addressing the emergency shelter and transitional housing needs of homeless persons

LRHC did not receive HOPWA or ESG funds for this Program Year. However, LRHC does support the efforts of organizations that address the needs of homeless and other special needs individuals. The Lead Entity, Beaufort County, has formed the Lowcountry Affordable Housing Coalition which is a group of governmental, non-profit, and private organizations working together to make housing more affordable for Lowcountry residents. LRHC is a member of the Lowcountry Affordable Housing Coalition.

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

LRHC did not receive HOPWA or ESG funds for this Program Year. However, LRHC does support the efforts of organizations that address the needs of homeless and other special needs individuals. These organization are also a part of the Lowcountry Affordable Housing Coalition: Beaufort Housing Authority, CODA, Access Network, DSS, DSN, Human Services Alliance, Salvation Army, United Way, and others. Specific actions targeted to meeting the underserved needs, to include the need for a comprehensive strategy to target those who are homeless or at risk of becoming homeless, to include

emergency shelters and resource centers, case management and support services, and transitional housing opportunities.

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

Continuum of Care provider, health care providers, social services, employment agencies, and local schools access the needs of the homeless, special needs and those at risk of being homeless in an effort to provide them needed resources to prevent them from becoming homeless.

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

Actions taken to address the needs of public housing

While TBRA is needed in our region, it was not listed as the top priority need for LRHC. LRHC will continue to support our local/State Housing Authorities.

LRHC provided certification for Beaufort Housing Authority Annual Action Plan which anticipates the following outcomes: Regional collaboration and Fair Housing awareness, apply for additional Section 8 vouchers, increase assisted housing inventory, continue Family Self-sufficiency program, continue to participate in the HUD Capital Fund Program, and seek grant opportunities.

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

Due to limited funding LRHC did not provide funds for Tenant Based Rental Assistance this year. LRHC continues to support the efforts of the local/State Housing Authorities that encourage home ownership, self-sufficiency, and youth development.

Beaufort Housing Authority proposes to continue rental and homeownerhip programs for individuals earning less than 80% of the area median income.

Actions taken to provide assistance to troubled PHAs

No PHA in the Lowcountry Regional has been identified as a troubled PHA.

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

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

LRHC member counties and municipal governments address affordable housing as a planning goal or objective in their Comprehensive Plans. Because the state of South Carolina's 1994 Enabling Legislation requires a "Housing" element in all Comprehensive Plans, a review of the documents shows that most of them espouse planning policies that are supportive of the provision of affordable housing in the jurisdiction, although there are expressions of ambivalence in some. On the other hand, Zoning and Development Standards ordinances, as well as the ISO-required building codes in the southeastern coastal (i.e., hurricane-prone) areas of the Lowcountry, contain regulations of such stringency that the provision of affordable housing is constrained by the additional costs. In some jurisdictions, by means of goal-setting and/or incentives, the provision of affordable housing is actively encouraged.

LRHC will continue to work with units of local government in reviewing their policies, codes and ordinances to remove all barriers to affordable housing.

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

The 2019 Action Plan outlined several goals and objectives that address the identified needs that have been prioritized through the Consolidated Planning process. Included in the Plan were specific actions targeted to meeting the underserved needs, to include: 2019 Needs were: rehabilitation of substandard housing. Other needs are: safe, decent and affordable decent (homeownership); homeownership opportunities for small related LMI families and individuals who are housing cost burdened and forced to rent substandard units; preventative/restorative measures to address unhealthy living environments affecting children, frail elderly, and the disabled; and a comprehensive strategy to target those who are homeless or at risk of becoming homeless, to include emergency shelters and resource centers, case management and support services, rental assistance; and transitional housing opportunities.

Program Year 2019 activities were: rehabilitated 13 single family owner occupied homes. All beneficiaries were extremely low, low or moderate income qualifying.

Through Lowcountry Council of Governments, other programs and activities also addressed the underserved needs in the region to include Community & Economic Development, Aging and Disability Resource Center of the Lowcountry, and Workforce Development

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

The LRHC addressed lead-based paint hazards in pre-1978 homes. The following is an outline of strategies used in the HUD HOME-sponsored activities: Provide information, education, and outreach activities on lead-based paint hazard reduction through workshops and technical assistance to recipients of HOME funds. Continue to require lead-based paint hazard reduction procedures to comply with HUD requirements. Continue to notify residents and owners of all houses receiving HOME assistance of the hazards of lead based paint. Require defective paint assessment when targeted HOME-assisted pre-1978 homes are being inspected and evaluated for possible rehabilitation.

7 homes were tested for lead-based paint hazards, lead was found in 1 house and that house received lead clearance.

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

Through the creative use of HOME (provided 13 families with safe, decent affordable housing), CDBG through SC Department of Commerce (provided public infrastructure, demolished vacant/dilapidated structures, and addressed neighborhood revitalization projects), Workforce Development (job training), Lowcountry Area of Aging and other local, state and federal programs, LRHC took the following actions:

Provided a range of services/activities having a measurable impact on causes of poverty in those areas of communities where poverty is a particularly acute problem;

Maintained/expanded the stock of affordable housing to reduce the financial burden on persons with low/moderate incomes and enhance the viability of rural communities.

Assisted LMI individuals in securing/retaining meaningful employment.

Assist LMI individuals in obtaining/maintaining adequate housing and suitable living environments;

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

LRHC initiated and organized a process to gather information to determine how well programs and projects are meeting needs and then used that information for improving performance and target resources more precisely. With increasing needs and dwindling resources, housing program administrators must find new ways to make the most of the funds allocated to the program. LRHC, through a nonprofit organization, Lowcountry Regional Development Corporation received designation

to participate in SC Housing programs in an effort to increase the available funding to assist our very low income families.

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

Needs Assessments were held throughout the region starting January 2020 through March 2020. The availability of the 2020 Annual Action Plan was advertised throughout the region to include the date, time, and location of the public hearings

Comments regarding economic development, community infrastructure, community facilities and services, housing impediments to fair housing, community facilities and supportive services were received and used for setting regional goals.

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

LRHC rehabilitated 13 owner occupied units scattered throughout the region benefitting 13 low to moderate income families earning less than 80% of the area median income.

LOCAL GOVERNMENT PARTICIPATION - ACTIVITIES:

Each County in the LRHC region held a Housing Needs Assessment to include discussions on Fair Housing and Affirmatively Furthering Fair Housing in their localities. In addition our member counties offer various fair housing brochures and related publications which can be found at various fair housing presentations, resource fairs, receptions, and other venues for display and distribution.

CR-40 - Monitoring 91.220 and 91.230

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

During the period of affordability, LRHC monitors its subrecipients. We perform on-site compliance and monitoring inspections of all rehabilitation of single-family and multi-family developments utilizing HOME Program funds to determine compliance with the Final Rule and current LRHC HOME Program Policy and Procedures Manual.

Each subrecipient agreement outlines expected outcomes, reporting, minimum monitoring requirements, and long-term compliance. LRHC has established a regular monitoring schedule. LRHC manages all housing rehabilitation projects.

On-site inspections undertaken during the program year included all rehab units (initial, with every draw request and final). LRHC conducted onsite monitoring of the Beaufort Housing Authority In-Fill Project last year. This is the only rental project that is within the affordability period.

Beaufort County, the lead entity, recognized that the South Carolina General Assembly in South Carolina Code of Laws Section 11-35-5210, has declared that businesses owned and operated by minority persons have been historically restricted from full participation in our free enterprise system to a degree disproportionate to other businesses; and that it is in the best interest to assist minority-owned businesses to develop fully as a part of the state's policies and programs which are designed to promote balanced economic and community growth throughout the state. Therefore, Beaufort County wishes to ensure that those businesses owned and operated by minorities are afforded the opportunity to fully participate in its overall procurement process for goods and services. Further, Beaufort County seeks to ensure that small businesses are likewise afforded the same opportunity as minority businesses to participate. Based on scope of work or services, solicitations may require bidders or proposers to meet certain compliance requirements of Beaufort County's "Small and Minority Business Participation Program", unless self-performing one hundred percent (100%).

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to

comment on performance reports.

There was one public hearing scheduled in the region to give information and receive comments on the 2019-2020 CAPER. Notice for this meeting was published in local newspapers of general circulation and the CAPER was available for review and copy at Lowcountry Council of Governments.

On Thursday, September 24, 2020 at 6:30PM in the LCOG Board room via ZOOM and FaceBook. The public hearing was held to report accomplishments for the 2019-2020 Program Year for the Lowcountry Regional HOME Consortium. Barbara A. Johnson, Affordable Housing Manager, LCOG, gave a description of the year's accomplishments. Mrs. Johnson mentioned that we only addressed 13 units this year and the last unit addressed was in March due to COVID-19. There were no comments other than a question about the per unit cost. A board member wanted to know how we determined how much money to spend on each unit. Mrs. Johnson explained that the cost was determined by the cost estimate provided by the rehab specialist and contractor's bid. No comments were rejected.

CR-50 - HOME 91.520(d)

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

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

During the 2019-2020 Program Year on-site inspections were done on the following list of projects. All housing rehabilitation units were inspected. Please see attachment "UNITS INSPECTED 2019" document.

The following rehabilitation units were inspected before rehabilitation work began, at least before every construction draw and at close-out. All problems encountered were corrected before work was approved. The work was done according to local code and each home was brought up to meet local code. All homes were owner occupied and income qualifying.

1. 111 LIGHTSEY STREET, HAMPTON
2. 145 SHANKLIN ROAD, BEAUFORT
3. 20 ST. CLAIR STREET, YEMASSEE
4. 172 CLEVELAND STREET, WALTERBORO
5. 75 CHURCH STREET, YEMASSEE
6. 6091 VAUX STREET, BEAUFORT
7. 1253 CYPRESS STREET, PINELAND
8. 1312 OLD BAILEY ROAD, RIDGELAND
9. 102 LINCOLN STREET, WALTERBORO
10. 303 COLUMBIA AVENUE, HARDEEVILLE
11. 562 SUMPTER STREET, GIFFORD
12. 242 MALONE FERGUSON ROAD, GARNETT
13. 809 BENSON LANE, RIDGELAND

14. 205 MARYLAND LANE, VARNVILLE

The following BEAUFORT HOUSING AUTHORITY INFILL PROJECT units are monitored every 3 years and will be monitored again January 2021.

1. 804 Wilmington Ave, Beaufort - ONSITE MONITORING January 2018. There were no monitoring findings noted. The building met code and is occupied by income qualifying families. Will monitor January 2021.
2. 1704 Park Avenue, Beaufort - ONSITE MONITORING January 2018. There were no monitoring findings noted. The building met code and is occupied by income qualifying families. Will monitor January 2021.
3. 1706 Park Avenue, Beaufort - ONSITE MONITORING January 2018. There were no monitoring findings noted. The building met code and is occupied by income qualifying families. Will monitor January 2021.
4. 714 17th Street, Beaufort - ONSITE MONITORING January 2018. There were no monitoring findings noted. The building met code and is occupied by income qualifying families. Will monitor January 2021.

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

The Subrecipient will use its best effort to afford minority – and women-owned business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the term “minority and female business enterprise” means a business at least fifty-one (51%) percent owned and controlled by minority group members or women. For the purpose of this definition, “minority group members” are Afro-Americans, Spanish speaking, Spanish surnamed or Spanish heritage Americans, Asian-Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

Affirmative Marketing Activities include:

- Incorporate an Equal Housing Opportunity statement or logo in any correspondence associated with rental or home ownership opportunities developed with the use of Consortium HOME funds.

- · All marketing of HOME-assisted housing will be regional and advertisements will be placed in sources of general circulation. All ads must contain an Equal Housing Opportunity statement or logo.
- · Contact should be made with organizations whose membership or clientele consists primarily of protected class members.
- · Notify the Public Housing Authority or Authorities in the county in which units are located when HOME-assisted units are available for rent or purchase.
- · The project owner must display the Equal Opportunity logo and Fair Housing poster in an area accessible to the public.

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

Not Applicable – No program income received.

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

LRHC has received certification to participate in the SC Housing Trust Fund Program to undertake affordable housing activities in the region. We actively seek other funding sources and support other affordable housing activities in the region.

Attachment

PUBLIC HEARING NOTICES

STATE OF SOUTH CAROLINA
AFFIDAVIT OF PUBLICATION
JASPER COUNTY SUN TIMES

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified and authorized by law to administer oaths, personally appeared, Cody Clevinger, to me known, Who, being sworn, deposes and says:

That he/she is authorized to make affidavits of publication on behalf of CA SC Holdings LLC, doing business in Jasper County, South Carolina, under the trade name of Jasper County Sun Times, a weekly paper published in said county;

That said newspaper is of general circulation in said county and in the area adjacent thereto;

That he/she has reviewed the regular editions of Jasper County Sun Times published August 26, 2020

That the notice or other legal advertisement, a true copy of which is attached hereto, was published in Jasper County Sun Times in each of said editions.

Cody Clevinger
(Deponent)

Sworn to and subscribed

Before me this 15 day
of September, 2020



Samantha Clevinger
Notary Public,
Beaufort County,
South Carolina

Commission Expires _____

**Public Notice Regarding
Public Hearing and Plan Available for Review
Beaufort County/Lowcountry Regional HOME Consortium
Consolidated Annual Performance Evaluation Report (CAPER)**

The Lowcountry Regional HOME Consortium invites citizens to comment on its draft Consolidated Annual Performance Evaluation Report (CAPER). The draft plan will be available for review from August 28, 2020 to September 29, 2020, at the Lowcountry Council of Governments, 634 Campground Road, Yemassee, SC 29945.

Copies of the CAPER will be provided upon your request. Comments may be submitted in writing to Michelle Knight, Community & Economic Development Director, Lowcountry Council of Governments, POB 90 Yemassee, SC 29945, (843) 473-3990 or by email at mknights@lowcountrycog.org or Barbara A. Johnson, Affordable Housing Manager, (843) 473-3951, bjohnson@lowcountrycog.org.

NOTICE IS HERBY GIVEN that on Thursday, September 24, 2020 at 6:00PM, a public hearing will be held to review and receive additional comments concerning the CAPER. Due to COVID, meetings are held via Zoom. The link for the Zoom meeting is <https://us02web.zoom.us/j/4930277728>. To join by phone, attendees must dial 877-853-5247, and enter the Meeting ID: 493 027 7728. This meeting will also be broadcast live for public viewing via the LCOG Facebook page. Link: <https://www.facebook.com/lowcountrycog/>.

Beaufort County is the Lead Entity of the Lowcountry Regional HOME Consortium, and the public hearing and the matters to be discussed are subject to the provisions of the Beaufort County Citizen Participation Plan, developed in anticipation of participation in the Federal HUD HOME Program, which provides for the participation of the citizens of Beaufort, Colleton, Hampton, and Jasper Counties in the planning and implementation of projects which will receive HUD HOME funds.

Beaufort County and its member local governments do not discriminate on the basis of age, color, religion, sex, national origin, family status or disability in the admission of, access to, or treatment in the employment in federally assisted programs or activities. W. Kurt Taylor, Beaufort County Attorney, PO Drawer 1228, Beaufort, SC, 29925-2055, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations.

El Consorcio Regional DE HOMES de Lowcountry invita a los ciudadanos a comentar su proyecto de Informe Anual Consolidado de Evaluación del Desempeño (CAPER). El proyecto de plan estará disponible para su revisión del 28 de agosto de 2020 al 29 de septiembre de 2020, en el Consejo de Gobiernos de Lowcountry, 634 Campground Road, Yemassee, SC 29945. Se proporcionarán copias del CAPER a petición suya. Los comentarios pueden presentarse por escrito a Michelle Knight, Directora de Desarrollo Comunitario y Económico, Consejo de Gobiernos de Lowcountry, POB 90 Yemassee, SC 29945, (843) 473 3990 o por correo electrónico a mknights@lowcountrycog.org o Barbara A. Johnson, Affordable Housing Manager, (843) 473-3951, bjohnson@lowcountrycog.org. AVISO ES HERBY GIVEN que el jueves 24 de septiembre de 2020 a las 6:00PM, se llevará a cabo una audiencia pública para revisar y recibir comentarios adicionales sobre el CAPER. Debido a COVID, las reuniones se llevan a cabo a través de Zoom. El enlace para la reunión Zoom es <https://us02web.zoom.us/j/4930277728>. Para unirse por teléfono, los asistentes deben marcar 877-853-5247 e ingresar el ID de reunión: 493 027 7728. Esta reunión también se transmitirá en vivo para su visualización pública a través de la página de Facebook de LCOG. enlace: <https://www.facebook.com/lowcountrycog/>. El Condado de Beaufort es la Entidad Principal del Consorcio Regional HOME de Lowcountry, y la audiencia pública y los asuntos a discutir están sujetos a las disposiciones de Plan de Participación Ciudadana del Condado de Beaufort, desarrollado en anticipación de la participación en el Programa Federal HUD HOME, que prevé la participación de los ciudadanos de los condados de Beaufort, Colleton, Hampton y Jasper en la planificación e implementación de proyectos que recibirán fondos HUD HOME. El Condado de Beaufort y sus gobiernos locales miembros no discriminan por edad, color, religión, sexo, origen nacional, estado familiar o discapacidad en la admisión, acceso o tratamiento en el empleo en programas o actividades con asistencia federal. W. Kurt Taylor, Abogado del Condado de Beaufort, CAJón de pólizas 1228, Beaufort, SC, 29925-2055, ha sido designado para coordinar el cumplimiento de los requisitos de no discriminación contenidos en las regulaciones del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos.

The Hampton County Guardian

P.O. Box 625, 306 Lee Avenue, Hampton, SC 29924
Voice (803) 943-4646 • Fax (803) 943-9365
Michael DeWitt, Jr., Managing Editor

AFFIDAVIT OF PUBLICATION STATE OF SOUTH CAROLINA COUNTY OF HAMPTON

Personally appeared before me, MICHAEL DEWITT, who being duly sworn according to law, deposes and says he/she is employed with The Hampton County Guardian newspaper, published weekly on Thursday, and who further deposes that the Notice, a true copy, is hereto affixed, was published in The Hampton County Guardian on said issue(s) of:

August 27, 2020

Advertising Dates



Michael DeWitt

For the Publisher, Managing Editor

Sworn to before me this 27th day of August, 2020



Notary Seal



Notary Public for South Carolina

September 4, 2024

My Commission Expires

**Public Notice Regarding
Public Hearing and Plan Available for Review
Beaufort County/Lowcountry Regional HOME Consortium
Consolidated Annual Performance Evaluation Report (CAPER)**

The Lowcountry Regional HOME Consortium invites citizens to comment on its draft Consolidated Annual Performance Evaluation Report (CAPER). The draft plan will be available for review from August 28, 2020 to September 29, 2020, at the Lowcountry Council of Governments, 654 Campground Road, Yemassee, SC 29945.

Copies of the CAPER will be provided upon your request. Comments may be submitted in writing to Michelle Knight, Community & Economic Development Director, Lowcountry Council of Governments, POB 98 Yemassee, SC 29945, (843) 473-3990 or by email at mknights@lowcountrycog.org or Barbara A. Johnson, Affordable Housing Manager, (843) 473-3951, bjohnson@lowcountrycog.org.

NOTICE IS HEREBY GIVEN that on Thursday, September 24, 2020 at 6:00PM, a public hearing will be held to review and receive additional comments concerning the CAPER. Due to COVID, meetings are held via Zoom. The link for the Zoom meeting is <https://us02web.zoom.us/j/4810277728>. To join by phone, attendees must dial 877-855-5243, and enter the meeting ID: 481 027 7728. This meeting will also be broadcast live for public viewing via the LCOG Facebook page. Link: <https://www.facebook.com/lowcountrycog/>.

Beaufort County is the Lead Entity of the Lowcountry Regional HOME Consortium, and the public hearing and the matters to be discussed are subject to the provisions of the Beaufort County Citizens Participation Plan, developed in anticipation of participation in the Federal HUD HOME Programs, which provides for the participation of the citizens of Beaufort, Calhoun, Hampton and Jasper Counties in the planning and implementation of projects which will receive HUD HOME funds.

Beaufort County and its member local governments do not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the administration of, access to, or treatment in the employment in federally assisted programs or activities. W. Karl Taylor, Beaufort County Auditor, PO Drawer 1228, Beaufort, SC, 295-2655, has been designated to coordinate compliance with the nondiscrimination requirements contained in the US Department of Housing and Urban Development's regulations.

Wright Head Island • Mulline

THE ISLAND PACKET

AFFIDAVIT OF PUBLICATION

Account#	Art Number	Identification	PO	Cols	Lines
448553	0004756481			3	60

Attention:

LC COUNCIL OF GOVERNMENT
P.O. BOX 98
YEMASSEE, SC 299450088


STATE OF)
SOUTH CAROLINA) AFFIDAVIT
COUNTY OF BEAUFORT)

I, Michelle Long, make oath that
the advertisement, was published in
The Island Packet and The Beaufort
Gazette, a newspaper published in
Beaufort County, State and County
aforesaid, in the issue(s) of

1 insertions

Published On:

August 27, 2020



Michelle Long
Inside Counsel/Assistant
Representative

Subscribed and sworn to before me
this 28th day of September, 2020



Amy L. Ruffalo
Notary Public for South Carolina
My Commission Expires: 11/27/2022

The Island Packet | The Beaufort Gazette - 10 Church Island Road | Beaufort, SC 29910 - P.O. Box 5727 | Wright Head Island, SC 29934
Phone: (843) 708-6100 | (877) 708-0930 | Advertising Fax: (843) 708-6740 | News Fax: (843) 708-5679
www.islandpacket.com | www.beaufortgazette.com | e-mail: advertising@islandpacket.com or public@beaufortgazette.com

Public Hearing and Plan Available for Review
Beaufort County/Lowcountry Regional HOME Consortium
Consolidated Annual Performance Evaluation Report (CAPER)

The Lowcountry Regional HOME Consortium invites citizens to comment on its draft consolidated Annual Performance Evaluation Report (CAPER). The draft plan will be available for review from August 28, 2020 to September 28, 2020, at the Lowcountry Council of Governments, 834 Campground Road, Yemassee, SC 29586.

Copies of the CAPER will be provided upon your request. Comments may be submitted in writing to Michelle Knight, Community & Economic Development Director, Lowcountry Council of Governments, POB 98, Yemassee, SC 29586, (843) 473-3980 or by email to mknight@lowcountrycog.org or Barbara A. Johnson, Affordable Housing Manager, (843) 473-3951, bjohnson@lowcountrycog.org.

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ATTENDANCE LIST

LOWCOUNTRY COUNCIL OF GOVERNMENTS
Board Meeting
September 24, 2020
ATTENDANCE

Board Members:

1. Brian Flewelling
2. Pete Hagood
3. Phil Cromer
4. Tamara Becker
5. Gerald Dawson
6. Herbert Glaze
7. John Carrol
8. Danny Lucas
9. Chris DuBose
10. Esther Black
11. Philip Taylor, Sr
12. Dr. Joe Flowers
13. Buddy Phillips
14. Charles Savino
15. Mayor Nat Shaffer
16. Judge Joseph McDomick
17. Paul Sommerville
18. Dan Wood
19. Tom Johnson

Guests:

1. Sandy Steele, SCA
2. York Glover
3. John Kemp
4. Tom Lennox

Staff:

1. Sabrena Graham
2. Kira Fuller
3. Michelle Knight
4. Barbara Johnson
5. Letisha Scotland
6. Mike Butler
7. Stephanie Rossi
8. Sherry Smith

UNDERSERVED NEEDS

BEAUFORT COUNTY/LOWCOUNTRY REGIONAL HOME CONSORTIUM

OTHER Actions planned to address obstacles to meeting underserved needs

Through Lowcountry Council of Governments, other programs and activities also address the underserved needs in the region:

COMMUNITY & ECONOMIC DEVELOPMENT: Provides technical assistance to local governments with carrying out activities that address community, economic, and housing development needs that benefit very low, low and moderate income (LMI) persons, aid in the prevention or elimination of slum and blighted conditions, or meet other urgent community needs that pose a serious and immediate threat to the public health and welfare. The C&ED staff works as a liaison between the unit of local government, funding sources, citizens, and other community based organizations to bring together resources to improve communities: affordable housing, community centers, health clinics, libraries, infrastructure (roads, water, sewer, and drainage), demolition of blighted structures, lighting, sidewalks, and public safety. Provides resources to help local governments and their agencies to boost the local economy. Administers and/or provides technical assistance for federal grant programs for Economic Development Administration (EDA), Community Development Block Grants (CDBG), and others. A member of the South Carolina Revolving Loan Funds (SCRFL) to assist start-up and existing small business. Lowcountry Regional Development Corp (LRDC) a 501 (c) (6) organization used to support economic development and community development activities in the region. LRDC has received certification through South Carolina State Housing and Development Authority to administer an Emergency Repairs Program in our region. Staff assistance includes project planning, development, grant writing, and grant administration. The C&ED staff also assists with meeting regulatory compliance such as Davis-Bacon and Related ACT (DBRA), the Fair Housing Act, and environmental review, ADA/Section 504 Rehabilitation Act, and other requirements. Staff meets at least annually with the community in a formal public hearing process to facilitate a prioritization of community/economic development needs and housing needs for each of our member governments which results in a prioritized list of projects that a community wants to pursue. The community's needs are then matched to grant funding available to maximize the opportunities. Staff meets with our localities to discuss short and long term goals for the community to consider the needs assessment priorities, comprehensive plans, sales tax initiatives, and other information to see where we can identify project opportunities and partner with other funding agencies to maximize the

use of local funds.

AGING AND DISABILITY RESOURCE CENTER OF THE LOWCOUNTRY: The Lowcountry Area Agency on Aging (AAA) and the Aging and Disability Resource Center (ADRC) both work under the guidance of State Unit of Aging, known as the SC Lt Governor's Office on Aging (LGOA) to provide assistance and services to eligible seniors and disabled persons. The Area Agency on Aging identifies the needs of seniors and disabled persons and existing services available; prepares a plan to meet these needs. THE AAA and ADRC staff work with federal, state, and local officials, services providers, volunteers, and the private sector to encourage new services. Staff members are dedicated to improving the lives of the senior and disabled populations. The Lowcountry Area Agency on Aging administers the following programs: Long-Term Care Residence Advocacy -The Long-Term Care Ombudsman is an Advocate for Assisted Living and Long-term facility residents. The Ombudsman monitors the quality of life and care of residents by investigating concerns and works closely with both the family and the facility to resolve problems. Family Caregiver Support Program - The Family Caregiver Advocate provides support, information, education, and services to family caregivers. Legal Assistance Program - assists individuals aged 60 and older to obtain legal services with a lawyer who can assist with their legal issues, at no cost to the senior. Information & Referral/ Assistance Services - provides services as an access point for those seeking help. Advocacy is provided for those who need help navigating the system to gain access to entitlement programs. Minor Home Safety Program - assists individuals aged 60 and older in making minor home safety modification to their home that promote safely aging in place. Insurance Counseling - Insurance Counseling Assistance and Referral for Elders (I-CARE) is a federally funded insurance counseling program working under the guidance of the Centers for Medicare and Medicaid Services (CMS). ICARE assists all persons to understand what insurances they have and how to use the insurance in the most cost effective way, as well to help prevent individuals from becoming victims of insurance fraud and scam. The focus areas are Medicare, Medicare Supplement, Medicare Savings, Medicare Advantage Plans, Medicare Prescription Plans, Medicaid and the Senior Medicare Fraud program (SMP). Home and Community Based Services - The Consumer Choice Home Care Program offers homemaker and minimal personal care services to homebound seniors. The Nutrition Program offers a USDA approved noon time meal to individuals both homebound and those that attend locally contracted Senior Centers and Nutrition sites. Service Coordination program consists of assessment team members that go into the community to conduct assessments to determine LGOA funding eligibility for home delivered meals, home care, and coordination of services.

WORKFORCE: The Workforce Innovation and Opportunity Act establishes local boards to determine policy to drive workforce development in the region and steer the delivery system to best serve both job seekers and local businesses. LCOG staffs the board, coordinates their activities and also employs staff to carry out these actions in the region. Services provided: Adult and Youth Career Counseling – help job seekers achieve the necessary skills to become successful. Assist job seekers in navigating their way to employment, tech school, college, or the military. Enlighten job seekers to options in the region and empower them to take important steps towards a new career and good quality of life. Advance job training – clusters of focus: Manufacturing, medical, tech, and transportation, distribution, logistics (TDL). Recruitment – assist with candidate search, prescreen job candidates, improve job worker readiness, fund pre-hire training, plan training and reimburse wages for OJT hires. On the Job Training (OJT) – OJT is a way to compensate employers for providing training to eligible individuals for those jobs that only real world, hands-on training can teach the skills for the job. Incumbent Worker Training –

Reimbursements to train currently employed workers in an effort to keep businesses and workers competitive, to provide training needed in current businesses due to expansion, new technology, retooling, new services/product lines or new organizational structure as a part of a layoff aversion strategy.

UNITS INSPECTED CAPER 2019

LIST OF UNITS INSPECTED 7/1/2019 - 6/30/2020

The following rehabilitation units were inspected before rehabilitation work began, at least before every construction draw and at close-out. All problems encountered were corrected before work was approved. The work was done according to local code and each home was brought up to meet local code. All homes were owner occupied and income qualifying.

UNIT	DATES	
	INSPECTED	PROGRESS
111 LIGHTSEY STREET, HAMPTON		Exterior door was covered with clothes. After removing it was determined that door is badly damaged. 2 new exterior doors to be installed.
	6/20/2019	
		bath walls 100%; bath fan 100%; shower stall 100%; vanity 100%; electrical system 100%; motion lights 100%; smoke detectors 100%; roof 100%; roof deck repairs 100%; water heater expansion tank 100%;
	6/27/2019	windows 50%; baseboard heaters 50%; beam and pilaster 50%; vinyl floor kitchen 100%
		windows 100%; mantle 100%; beam and pilasters 100%; house number 100%; storm doors 100%; vinyl
	7/2/2019	bath and living room 100%; kitchen cabinets 100%; stove hood 100%; grab bars 100%; water heater
		100%; shower rod 10%; baseboard heaters 100%; 2 exterior doors 100%; vinyl floor kitchen 100%
	7/8/2019	R-30 insulation 100%; floor deck repairs 70%; vinyl fascia 30%; steps 100%; siding at corner 10%; back
		steps need repairs
	7/9/2019	vinyl fascia 100%; floor deck repairs 100%; siding at corner area 100%
147 SHANKLIN ROAD, BEAUFORT	7/16/2019	Contractor will do the front porch by the end of the week
	7/19/2019	front porch 10% (extra work)
	7/22/2019	front porch 100%
	7/22/2019	PROJECT COMPLETED
	7/18/2019	Electrical 10%
		Electrical 90%; owner requested that water heater be installed in the right back bedroom it will be extra
	7/22/2019	cost to relocate water lines and relocate the new electric disconnect box also requested that washer and dryer machines be relocated. Bathroom subfloor damaged, needs to be replaced 30%; water heater 30%; plywood 3/8" - 7%; motion lights 100%; smoke detectors 100%; electrical plug for stove 100%

20 ST. CLAIR STREET, YEMASSEE	7/26/2019	water heater 90%; kitchen cabinets 90%; subfloor 90%; shower stall 75%; new attic access 10%; storm door 100%; electrical 100%
	7/30/2019	water heater 100%; subfloor 100%; shower stall 90%; new attic access 90%
	8/6/2019	kitchen cabinets 100%; shower stall 100%; new attic access 100%; vanity 100%; commode 100%; A/C 100%; interior doors 100%; exterior door 100%
	8/6/2019	PROJECT COMPLETED
	7/5/2019	Electrical 10%
	7/8/2019	Electrical 50%; windows on site; bath wall repairs 70%
	7/9/2019	Shower stall 75%; bath wall 50%; smoke detectors 50%
	7/10/2019	windows 75%; electrical 80%; water heater 80%; shower stall 90%; commode 50%; bath walls 100%; vinyl floor 50%; vinyl fascia 50%
	7/11/2019	Window 90%; vinyl fascia 100%; shower stall 100%; commode 100%; vanity 50%; vinyl floor 100%; water heater 100%
	7/12/2019	Windows 100%, vanity 100%, close window 30%
	7/16/2019	Handrails 30%; close window 100%; subfloor at living room 100%
	7/22/2019	Handrails 90% ; subfloor at living room 100%; R-30 insulation 100%; fan at stove 100%
	7/23/2019	Handrails 100%
	7/23/2019	PROJECT COMPLETED
172 CLEVELAND STREET, WALTERBORO	8/19/2019	Roof 75%; tomorrow contractor will begin with vinyl fascia (contractor misunderstood specs. He thought soffits were not included); replaced roof deck (extra)
	8/26/2019	Roof 90%; vinyl siding 10%; exterior back door 20%; need to box in around back room for better finish product (extra)
	8/29/2019	Roof 100%; vinyl siding 100%; exterior back door 100%; vinyl fascia/eave 20%
	9/2/2019	Hurricane Dorian in area. SC Governor declared mandatory evacuation for Lowcountry areas.
	9/10-30/2019	Same as last week

75 CHURCH STREET, YEMASSEE	10/2/2019	Electrical 10%; boxing eave/fascia at back room 60%; HVAC to be installed instead of baseboard heaters
	10/8/2019	Electrical 60%; boxing eave/fascia at back room 80%; shower stall 30%; commode 75%; walls in bathroom 50%; close window 75%
	10/14/2019	Electrical 90%; boxing eave/fascia at back room 80%; shower stall 100%; commode 100%; vinyl at bathroom 100%; fascia vinyl 90%; motion lights 75%; smoke detectors 100%; WH 100%; medicine cabinet 50%; vanity 100%; walls in bathroom 100%
	10/15/2019	Electrical 100%; boxing eave/fascia at back room 100%; fascia vinyl 100%; motion lights 100%; medicine cabinets 100%; HVAC to begin on Thursday; need a closet for HVAC unit
	10/22/2019	Bathroom close window 90%; fan in bathroom 90%; HVAC 100%; reinforce ceilings 10%; need to be completed: R-30 insulation 100%; grab bars 100%; shower rod 100%; house number 100%
	10/28/2019	Bathroom close window 100%; fan in bathroom 100%; reinforce ceilings 100%; R-30 insulation 100%; grab bars 100%; shower rod 100%; house number 100%
	10/18/2019	PROJECT COMPLETED
	7/9/2019	After removing vinyl and carpet, it was observed that extra areas of damage at floors at dining room; at left front bedroom
	7/16/2019	Floor at dining room 90%; floor at bath 80%; floor at left front bedroom 30%; wall in bath 10%; shower stall 30%; vanity 10%; commode 75%
	7/22/2019	Floor at bath 90%; floor left front bedroom 90%; walls in bath 90%; shower stall 90%; vanity 10%; commode 90%; vinyl fascia 10%; floor at dining area 100%
	7/30/2019	Floor at bath 100%; floor left from bedroom 100%; vanity 70%; commode 100%; rails 100%; vinyl fascia 50%; walls in bathroom 100%; attic access 50%; close window 70%
	8/6/2019	Vinyl fascia 100%; shower stall 100%; vanity 100%; attic access 100%; close window in bathroom 100%; shower rod 100%
	8/13/2019	Waiting for electrician; windows may arrive on Thursday
	8/19/2019	Electrician 10%; waiting for windows
	8/26/2019	Electrician 50%; windows 60%; gas wall heater 30%
	8/29/2019	Electrician 70%; windows 100%; gas wall heater 100%
	9/2/2019	Hurricane Dorian . SC Governor declared mandatory evacuation for Lowcountry areas.
	9/10/2019	Kitchen wall cabinets 100%; exhaust fan 100%; extra wall cabinets 30" - 100%; fan at bath 50%; electrical 80%; motion lights 30%;smoke detectors 30%

6091 VAUX STREET, BEAUFORT	9/17/2019	Fan at bath 50%; electrical 80%; motion lights 30%; smoke detectors 30%; weather strip at exterior doors 30%
	9/20/2019	Fan at bath 100%; electrical 100%; motion lights 100%; smoke detectors 100%; house number 100%; R-30 insulation 100%; weather strip exterior doors 100%
	9/20/2019	PROJECT COMPLETED
	9/2/2019	Damaged fascia 100%; repair left side gable 100%; remove roof gutter 100%; close hole in eave 100%; vinyl siding 80%; Hurricane Dorian in the area, SC Governor declares mandatory evacuation for Lowcountry areas. Owner mentioned that some A/C conduits are damaged. contractor to repair damaged A/C conduits.
	9/10/2019	Vinyl siding 100%; repair roof shingles 50%; A/C conduits 30%
	9/12/2019	Repair roof shingles 100%; A/C conduits repairs 100%
	9/13/2019	R-30 insulation 100%; A/C conduits repairs 100%
	9/13/2019	PROJECT COMPLETED
	8/26/2019	Electrical 5%
	8/30/2019	electrical 100%; smoke detectors 100%; motion lights 100%;bath fans 100%; baseboard heaters 100%; range hood 100%; bath fans 100%
1253 CYPRESS STREET, PINELAND	9/2/2019	Drain system 35%; Hurricane Dorian in the area, SC Governor declares mandatory evacuation for Lowcountry areas. Repair damaged subfloor 100%; bath walls 10%
	9/10/2019	Exterior front door 20%; storm doors 50%; 1x4 strips at ceilings 30%; shower stall 50%; vanity 50%; commodes 50%; vinyl floor 30%; drain system 70%; bath walls 100%; repair gaps in ceilings 100%; subfloor bath in hallway 100%. Instead of walls in bath hallways to do walls in master bath (extra). Install 3/8 plywood subfloor and new vinyl floor at master bath.
	9/13/2019	Exterior front door 100%; storm doors 100%; 1x4 strips at ceiling 100%; shower stall 100%; vanity and commodes 100%; vinyl floor 100%; drain system 100%; kitchen counter top 90%
	9/17/2019	Kitchen counter top 100%; grab bars 50%; dryer and washer machine connections 100%; wall bathroom 65%; repair ceiling gaps 10%; extra repair gas line; repair water line at kitchen area
	9/20/2019	Wall bathroom 100%; grab bars 100%; shower rod 100%; repair ceiling gaps 100%; R-30 Insulation 100%
	9/24/2019	3/8" plywood and vinyl at master bedroom 100%; waiting for windows to arrive. Needs to complete work: water heater, threshold at exterior doors; windows; windows vinyl

	Windows 10%; water heater 30%; repair gas line 100%; repair water line 100%; vanity at master bathroom 100%; gas wall heater 10%; kitchen drawer cannot be repaired properly, therefore cabinets has been replaced (extra)
9/30/2019	Windows 100%; water heater 100%; repair gas line 100%; repair water line 100%; vanity at master bathroom 100%; gas wall heater 10%; extra kitchen cabinet 100%
10/1/2019	
10/2/2019	Gas wall heater 100%; door at hallway bathroom, Expansion tank water heater 100%
10/8/2019	Threshold and weather strip 100%; wrap windows exterior frame 30%; shower head with hose 100%; door at 2nd bathroom 30%
10/23/2019	Door at 2nd bathroom 100%; wrap windows exterior frame 100%
10/23/2019	PROJECT COMPLETED
1312 OLD BAILEY ROAD, RIDGELAND	
6/4/2019	A/C will begin June 12, 2019
6/10/2019	Contractor on site, work started
6/18/2019	A/C 80%; electrical will begin tomorrow, after electrical is completed, contractor will begin work in kitchen and bathrooms
6/26/2019	A/C 100%; electrical breaker box 100%; GFI's 100%; motion lights 100%; smoke detectors 100%; exterior back door 100%
7/2/2019	Same as 6/26/2019; no other work has been done
7/8/2019	Vinyl soffit/eave 10%; water heater 10%
7/16/2019	vinyl fascia soffit/eave 50%; water heater 100%; owner do not want plywood under vinyl floor; at kitchen contractor will repair/seal broken tiles and a new vinyl floor will be installed in the family room. Owner does not want vinyl floor at maser bath. Walls 20%
7/22/2019	bath walls 50%
7/30/2019	bath walls 80%; tub 75%; commode 75%; vanity 75%
8/6/2019	vinyl fascia 70%; bath walls 100%; tub 100%; 1 commode 100%; 1 vanity 100%; vinyl floor at hall bath 100%; 3 grab bars 100%; water heater disconnect box 100%; water heater expansion tanks 100%
8/13/2019	master bath commode 50%; vanity 50%

	maser bath commode 100%; vanity 100%; waiting for kitchen cabinets and windows by Thursday
8/19/2019	electrician should install GFIs at kitchen and bathrooms
8/26/2019	Same, no cabinets, no windows, no electrician; owner wants to keep existing sink and faucet at kitchen cabinet (decrease)
9/2/2019	Same, no cabinets, no windows, no electricians; Hurricane Dorian in the area, SC Governor declares mandatory evacuation for Lowcountry areas.
9/10/2019	Same as last week
9/17/2019	Windows 60%; electrical 95%; 1 extra window needed (it was broken during the weekend) Kitchen cabinets 30%; waiting for the extra window; when removing cabinets, the cabinets were attached to wall sheet rock; therefore it was necessary to replace sheet rock behind cabinets (extra);
9/24/2019	storm door 100% Kitchen cabinets 90%; sheet rock wall 90%; R-30 insulation 100%; repair wall in bedroom 100%; new doors at utility room 50%
9/27/2019	House number 100%; kitchen cabinets 100%; wall sheet rock 100%; vinyl at family room 100%; repair floor in kitchen 100%; 3rd window 100%; threshold and weather strip 100%; new doors at utility room 100%
10/2/2019	100%
10/2/2019	PROJECT COMPLETED
11/6/2019	roof 5%; damaged roof deck replaced 75%
11/12/2019	roof 75%; vinyl siding 30%, damaged roof deck replaced 100%
11/19/2019	roof 100%; vinyl siding 100%; owner does not want the gas heater in family room
12/9/2019	vinyl fascia 10%
12/16/2019	vinyl fascia 90%; owner requested that work stop until after the holidays. Ceiling at family room needs to be repaired due to leaks
1/7/2020	vinyl fascia 100%; waiting for kitchen counter-top (special size); waiting for windows
1/14-21/2019	same - no changes counter top arrived, existing counter top removed and base cabinets are not "square". Will require extra work to put the cabinets in properly. Told contractor to install 10ft of base cabinets to insure proper finish. Windows onsite.
1/28/2020	

102 LINCOLN STREET,
WALTERBORO

303 COLUMBIA AVENUE, HARDEEVILLE	2/4/2020	kitchen cabinets and counter top 90%; windows 85% needs painting at new trim, frame, etc. electrician will begin next week
	2/10/2020	kitchen cabinets and counter top 100%; windows 100%; electrical 5%
	2/17/2020	electrical 30%; windows shutters special items will take approx. 2 weeks for delivery
	2/24/2020	electrical 60%; attic access at bedroom instead of hallway 30%; bathroom fan 50%
	3/2/2020	electrical 75%; smoke detectors 60%; motion lights 50%; attic access 50%
	3/5/2020	electrical 85%; windows shutters 70%; smoke detectors 90%; motion lights 50%; bath fan 50% ceiling at family room needs to be repaired due to leaks 20%
	3/9/2020	Received update about the lead test. Contractor needs to do extra work to insure no lead dust at window sills or trim; ceiling at family room 70%
	3/12/2020	Electrical 100%; attic access at bedroom instead of hallway 100%; bathroom fan 100%; windows shutters 100%; smoke detectors 100%; motion lights 100%; ceiling in family room 100%; Lead tech will be available week of March for re-test.
	3/23/2020	Contractor completed all lead based paint issues for clearance.
	3/24/2020	Lead paint clearance today
	3/31/2020	Lead paint clearance report. PROJECT COMPLETED.
	11/1/2019	Breaker box 100%; smoke detectors 10%; GFIs 10% HVAC 10%; Determined there are 2 shower stalls only received quote for 1
	11/6/2019	Breaker box 100%; smoke detectors 100%; motion lights 100%; GFIs 100%; Disconnect box 100%; HVAC 100%; extra work - repair water leak at upstairs bathroom
	11/19/2020	At master bath : tub 100%; commode 100^; vanity 100%; 3/8 plywood 100%; vinyl floor 100%; walls new 5/8 sheetrock 100%; relocated plumbing 100%. At hallway bath: shower stall 100%; commode 100%; vanity 100%; plywood 100%; vinyl floor 100%. Roof 10%. Exposed wire on ground and under slab was observed, for safety needs to be placed in conduit. Bathroom ceiling painted 100%
	11/22/2019	Interior door 100%; R-30 insulation 100%; installed 45ft conduit for electrical wire 100%; grab bars 100%; replaced additional 15 areas damaged in roof deck 100%; roof 100%
	12/2/2019	Vinyl fascia 5%; column at entrance 50%

562 SUMPTER STREET,
GIFFORD

12/6/2019	Vinyl floor to be installed in the upstairs bathroom; vinyl fascia 90%; column 90%.
12/20/2019	Vinyl floor and 1/2 plywood at upstairs bathroom 100%; vinyl fascia 100%, column 100%
12/20/2019	PROJECT COMPLETED
10/29/2019	Roof 10%
11/6/2019	Roof 100%;
11/12/2019	No changes
11/19/2019	steps and landing at back entrance 90%
11/26/2019	steps and landing at back entrance 100%; banister 100%; door between bath and bedroom 10% After removing tub, it was observed a water leak (galvanized pipe) at edge of concrete slab,. To solve leak, must replace water lines in bathroom area; close window at bath 50%. Must relocate sink, drain and water lines for shower.
12/2/2019	Replaced water lines in bathroom 100%; Heating unit motor making noises, contractor to check vinyl floor at 2 bedroom 100%; door between master bedroom and bathroom 90%; shower stall 90%; commode 85%; sink 85%; walls in bathroom 90%; vinyl at bath 90%; close bath window 80%; relocate waterlines and drain for sink new location 100%; bathroom walls 90%; A/C unit motor damaged need to be fixed or replaced.
12/10/2019	Door between master bedroom and bathroom 100%; shower stall 100%; commode 100%; sink 100%; walls in bathroom 100%; vinyl at bath 100%; close bath window 100%; vinyl floor at middle front bedroom 100%; grab bars 100%; medicine cabinet 100%; bathroom walls 100%; trim at kitchen backsplash 100%; grab bars 100%; vinyl floor at bath 100%; Owner requested that work be stopped until after the holidays.
12/16/2019	Vinyl floor at living room and hallway 90%; electrical 20%; under kitchen sink bottom of cabinet replace 100%; because water heater is under kitchen counter top, the disconnect box is deleted from the scope of work.
1/7/2020	
1/14/2020	Vinyl floor at living and hallway 100%; electrical 50%
1/21/2020	Electrical 90%; R-30 insulation 100%; repair A/C motor 90%

	1/22/2020	Electrical 100%; repair A/C motor 100%
	1/22/2020	PROJECT COMPLETED
	2/14/2020	Owner's daughter questions the finish around electrical outlets, switches and new light fixtures, also the living room ceiling, missing windows screens, kitchen existing vinyl floor, windows, paint scratches Last Thursday owner chose the vinyl floor. Wednesday contractor will redo/refinish ceiling at living room and hallway, after that will install vinyl floor at kitchen area, and will set new screens on windows.
	3/2/2020	Window screen 10%; heavy rain did not allow contractor to do work on project. Contractor will try to do work, ceilings, vinyl floor and windows screens next week.
	3/5/2020	
	3/10/2020	Ceiling living room and hallway 70%; vinyl floor kitchen area 10%; windows screens 30%
	3/13/2020	Ceiling living room and hallway 95%; vinyl floor kitchen area 90%; windows screens 90%
	3/16/2020	Ceiling living room and hallway 100%; vinyl floor kitchen area 100%; windows screens 100%
	3/16/2020	PROJECT COMPLETED
242 MALONE FERGUSON ROAD, GARNETT	3/13/2020	Electrical 15%
	3/17/2020	Electrical 60%; motion lights 50%; smoke detectors 50%; baseboard heaters 50%; wiring to pump 10%; Electrical 100%; motion lights 100%; smoke detectors 100%; baseboard heaters 100%; bath fans 100%; wiring to well pump 100%; at water well is a fairly new motor
	3/19/2020	Due to coronavirus roof and shower stall may be installed next week. Owner over 65 years old. Try to minimize chances of sickness
	3/25/2020	
	3/31/2020	Roof 35% Water heater 40%; Gas wall heater 75:
	4/2/2020	Roof 100%; water heater 100%; gas wall heater 100%; water heater expansion tank 100% Tub and shower stall removed, it was observed that floor joist, subfloor and water lines are damaged cannot be repaired, these items need to be replaced; vinyl fascia 20%
	4/3/2020	Vinyl fascia 90%; attic access 30%; shower stall 50%; replaced damaged water lines 100%; repaired floor damage 2 bathrooms 100%; commodes 50%; vanity 50%; tub 50%; septic tank 20%. SC Governor declared stay at home order due to coronavirus.
	4/6/2020	

809 BENSON LANE, RIDGELAND	4/8/2020	Vinyl fascia 100%; attic access 100%; shower stall 100%; replaced damaged water lines 100%; commodes 100%; vanity 100%; tub 100%; septic tank 100%; R-30 insulation 100%
	4/8/2020	PROJECT COMPLETED
	6/12/2019	Subfloor at 1/2 bath 50%; shower stall 30%
	6/14/2019	shower stall 100%; subfloor at 1/2 bath 100%; commodes 100%; motion lights 100%; replaced faucet 100% (extra). Sink and counter top needs to be replace (extra); repair exterior back door frame 100%
	6/20/2019	kitchen countertop 100%
205 MARYLAND LANE, VARNVILLE	6/20/2019	PROJECT COMPLETED
	10/28/2019	Water well 25%; shower stall 10%; electrical breaker 20%; water heater 20%; GFI's 20%
	11/5/2019	Water well 100%; shower stall 100% electrical breaker 100%; commode 100%; grab bars 100%; smoke detectors 100%; utility room light fixture 100%; shower rod 100%; bathroom fan 50%; repair kitchen drain 70%; gas wall heater 50%
	11/8/2019	Window screen 80%; attic access 100%; resecure threshold 100% repair kitchen drain 100%; gas wall heater 100%; R-30 insulation 100%; bath fan 100%; metal column 20%
	11/12/2019	Metal column 100%; owner does not want the window to be replaced with a new window different from the existing windows so contractor will replace the damaged window pane. New window pane window screens 100%
	11/19/2019	Window pane replaced 100%
	11/19/2020	PROJECT COMPLETED

All units addressed this Program Year using HOME funds were inspected.

The following units are monitored every 3 years and will be monitored January 2021.

BEAUFORT HOUSING AUTHORITY INFILL PROJECT

	ONSITE	
	MONITORING	
	January 2018.	
804 Wilmington Ave, Beaufort	Will monitor	There were no monitoring findings noted. The buildings meet code and are occupied by income qualifying families
	January 2021.	
	ONSITE	
	MONITORING	
	January 2018.	
1704 Park Avenue, Beaufort	Will monitor	There were no monitoring findings noted. The buildings meet code and are occupied by income qualifying families
	January 2021.	
	ONSITE	
	MONITORING	
	January 2018.	
1706 Park Avenue, Beaufort	Will monitor	There were no monitoring findings noted. The buildings meet code and are occupied by income qualifying families
	January 2021.	
	ONSITE	
	MONITORING	
	January 2018.	
714 17th Street, Beaufort	Will monitor	There were no monitoring findings noted. The buildings meet code and are occupied by income qualifying families
	January 2021.	