



RICHLAND COUNTY, SOUTH CAROLINA

2020 Hampton Street
Columbia, SC 29201

FY 2021 Annual Action Plan - Substantial Amendment - HOME-ARP Allocation Plan

*For Submission to HUD for the
HOME Investment Partnership - American
Rescue Plan (HOME-ARP) Program*

March 2023

Honorable Overture Walker
Chair, County of Richland Council



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Introduction

Established in 1785, Richland is the county seat of Richland County, South Carolina and is home to over 400,000 residents. Originally centered around agriculture (Richland County is named after the rich farming land used to support large indigo and cotton crops), Richland County is now the second-most populous county in South Carolina and is home to the military community at Fort Jackson, well-regarded educational institutions, and state-of-the-art hospital systems.

Richland County is a vibrant community with great amounts of racial, economic, and cultural diversity. According to the 2017-2021 American Community Survey, 40.0% of the County population is White and 47.3% of the population is Black or African American. The County also has a notable and growing Hispanic or Latino community which makes up 5.6% of the population. 16.5% of the County population is in poverty while the median income of \$56,137 is similar to the Statewide median income of \$59,318. Over half of all County residents live in unincorporated areas.

Richland County, South Carolina is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) for the following Federal Programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)

Congress appropriated \$5 billion in funds under the American Rescue Plan (ARP) Act of 2021. These funds are to be used to assist the homeless and those persons and families who are at risk of becoming homeless. The U.S. Department of Housing and Urban Development (HUD) is administering this program and Richland County was allocated \$2,696,855 in HOME-ARP funds.

The Richland County Community Development Department, is the lead entity and the administrator for the HOME-ARP funds.

Richland County prepared this HOME-ARP Allocation Plan to address its local needs and to establish priorities for the use of HOME-ARP funds. The County must submit its Allocation Plan to HUD by March 31, 2023. In order to determine the County's needs, interviews, video conferences, and agency surveys were held with various housing providers, social service agencies, the Continuum of Care members, advocacy groups, etc. Agencies and organizations that serve all the qualifying populations were contacted and interviewed or asked to complete an agency survey.

The Continuum of Care (COC) was established by the South Carolina legislature in 1983 and is a program that serves children with the most severe and complex emotional or behavioral health

challenges through a strengths-based and culturally competent service delivery model. Through Wraparound services, its objective is to empower youth and families to realize their hopes and dreams, decrease out of home placements, improve school attendance and performance, decrease interactions with the legal system, and enhance the overall quality of life of the child. The Continuum of Care is divided up into four (4) regions. Richland County is located in Region A Midlands. This region consists of the following counties: Aiken, Barnwell, Chester, Fairfield, Lancaster, Lexington, **Richland**, and York.

The Midlands Area Consortium for the Homeless (MACH), is a coalition of over 50 organizations and individuals representing Richland County and 13 other counties in central South Carolina. Homeless service providers track the needs of individuals experiencing homelessness through the Homeless Information Management System (HMIS) maintained by the United Way of the Midlands.

The Columbia/Midlands CoC cooperatively worked together with Richland County in identifying the needs and gaps in the system to end homelessness in the County and the region.

HOME-ARP Eligible Projects/Activities:

The following projects/activities are eligible with the HOME-ARP funds:

1. Production or Preservation of Affordable Rental Housing

- Acquisition, construction of affordable rental housing for individuals and families that are part of the Qualifying Populations.
- May include single family or multifamily housing, transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing.

2. Tenant Based Rental Assistance

- Providing payments to a tenant to cover housing and housing-related costs, including rental assistance, security deposit assistance, utility deposits, and utility payments to households that are part of the Qualifying Populations.

3. Supportive Services

- Providing supportive services to members of the Qualifying Populations under three categories:
 - McKinney-Vento Supportive Services
 - Homelessness Prevention Services
 - Housing Counseling Services

4. Purchase and Development of Non-Congregate Shelter

- Acquisition, construction, or rehabilitation of non-congregate shelter units to service individuals and families that are part of the four (4) Qualifying Populations.

HOME-ARP Qualifying Populations:

The HOME-ARP Program has the following four (4) Qualifying Populations:

1. Homeless**2. At Risk of Homelessness**

- An individual or family who is extremely low income (<30% AMI), does not have support networks, and meets at least one of the conditions for homelessness (24 CFR 91.5).

3. Fleeing, or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**4. Other populations who do not qualify under any of the populations above but meet one of the following criteria:**

- Those who are currently housed due to temporary or emergency assistance or need additional assistance or services to avoid a return to homelessness.
- Populations at Greatest Risk of Housing Instability.
 - Households whose income is <30% AMI and are experiencing severe cost burden.
 - Households whose income is <50% AMI and meet one of the criteria for being At Risk of Homelessness.

In compliance with the HUD regulations, Richland County has prepared a substantial amendment to its FY 2021 Annual Action Plan in order to submit the HOME-ARP Allocation Plan in IDIS.

A “draft” of the FY 2021 Annual Action Plan - Substantial Amendment - HOME-ARP Allocation Plan was placed on public display on the County’s website at <https://www.richlandcountysc.gov>. Copies of the Allocation Plan were also available at the Richland County Government, Community Planning & Development Department, Community Development Division, 2020 Hampton Street, Suite 3058, Columbia, SC 29204. The display period started on Monday, March 6, 2023 through Monday, March 20, 2023 for a 15-day display period. A Public Hearing was held on Monday, March 20, 2023 at 6:00 PM in the County Council Chambers located at 2020 Hampton Street, Columbia, South Carolina 29201 to present the proposed HOME-ARP Allocation Plan and solicit resident comments. Upon completion of the 15-day comment period and approval by Richland County Council, Richland County will submitted the FY 2021 Annual Action Plan - Substantial

Amendment - HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development through IDIS on Friday, March 31, 2023.

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Consultation

Describe the consultation process including methods used and dates of consultation:

During the consultation process, Richland County staff consulted with stakeholders, agencies/organizations, and housing providers that are part of the following categories:

- The CoC serving the County’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs), and
- public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The HOME-ARP Consultation Milestones are the following:

HOME-ARP Consultation Milestones	
Consultation	May 2022 through March 2023
Newspaper Notice	Friday, March 3, 2023
On Display	Monday, March 6, 2023
Public Hearing	Monday, March 20, 2023 at 6:00 PM
Off Display	Monday, March 20, 2023
County Council Approval	Tuesday, March 21, 2023

Richland County held stakeholders meetings and sent out surveys to agencies/organizations between May 2022 through March 2023.

The County ran a newspaper notice in the “The State” on Friday, March 3, 2023. In the notice it states that the “Draft” HOME-ARP Allocation Plan was on public display for fifteen (15) days on the County’s website at: <https://www.richlandcountysc.gov> and at the following locations Richland County Government, Community Planning & Development Department, Community Development Division 2020 Hampton Street, Suite 3058, Columbia, SC 29204.

The Public Hearing was held on Monday, March 20, 2023 at 6:00 PM to discuss the proposed HOME-ARP Allocation Plan and solicit stakeholders’ comments on the Plan.

County Council approved the HOME-ARP Allocation Plan at its regular County Council meeting on Tuesday, March 21, 2023.

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List the organizations consulted:

Agency/Organization Consulted	Type of Agency/Organization	Method of Consultation	Feedback
Richland County	Government	In-person meetings	Richland County was involved in all meetings and was responsible for gathering a list of contacts and participated in asking questions and communicating with local stakeholders.
Columbia Housing Authority	Public Housing Agency (PHA)	In-person meeting (5/10/2022), Survey	Identified the following needs: <ul style="list-style-type: none"> • Wraparound services for mental health issues • Security deposit assistance • Affordable, available housing (1-2 bedroom units) • Financial literacy programs • Access to jobs with wages that allow families to maintain stable housing • Home maintenance assistance
Mental Illness Recovery Center, Inc. (Mirci)	Homeless Services Provider, Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	In person meeting (5/11/2022), Survey	Identified the following needs: <ul style="list-style-type: none"> • Affordable housing • Supportive housing for chronically homeless • Rapid rehousing • SRO units • Assistance for cost-burdened renters • Specialized housing for people leaving institutional settings • Non-congregate shelter to supplement existing shelter facilities • Housing for people at 30-50% AMI should be prioritized • Healthcare and mental healthcare

Catholic Charities of the Midlands	Homeless and Domestic Violence Service Providers, Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	In person meeting (5/11/2022)	Identified the following needs: <ul style="list-style-type: none"> • More programs to meet the needs of people so they don't have to keep coming back for assistance
Homeless No More	Homeless and Domestic Violence Service Providers	In person meeting (5/11/2022), Survey	Identified the following needs: <ul style="list-style-type: none"> • More capacity for family shelters • Affordable units for 30-50% AMI • Access to homeless services after business hours • Wraparound services for all family members
Live Oak Place	Homeless and Domestic Violence Service Providers	In person meeting (5/11/2022)	Identified the following needs: <ul style="list-style-type: none"> • Affordable housing
Austin Wilkes Society	Homeless and Domestic Violence Service Providers, Veterans Groups	In person meeting (5/11/2022)	Identified the following needs: <ul style="list-style-type: none"> • Affordable housing, especially for veterans • Targeting men for assistance
Family Promise of the Midlands	Homeless and Domestic Violence Service Providers	In person meeting (5/11/2022)	Identified the following needs: <ul style="list-style-type: none"> • Affordable housing

Oliver Gospel	Homeless and Domestic Violence Service Providers	In person meeting (5/11/2022)	Identified the following needs: <ul style="list-style-type: none"> • Long term care for homeless • Mental health treatment/screening for women's shelter
Shepherds Transformation	Homeless and Domestic Violence Service Providers, Veterans Groups	In person meeting (5/11/2022), Survey	Identified the following needs: <ul style="list-style-type: none"> • Female veterans supportive housing
Home Works of America	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	In person meeting (5/12/2022). Survey	Identified the following needs: <ul style="list-style-type: none"> • Housing rehabilitation, especially for seniors <ul style="list-style-type: none"> ○ People are living in deteriorating family homes
Pathways to Healing	Homeless and Domestic Violence Service Providers, Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the	In person meeting (5/12/2022). Survey	Identified the following needs: <ul style="list-style-type: none"> • More shelter beds • Permanent housing solutions • Transportation services to resources

	Needs of Persons with Disabilities		
Richland County School District One/McKinney-Vento Office	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Survey	Identified the following needs: <ul style="list-style-type: none"> • Transportation services • Affordable housing • Free or pro-bono legal assistance • Assistance for delinquent utility bills • Family shelters which allow for older male children
SC UpLift Community Outreach	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	In person meeting (5/12/2022), Survey	Identified the following needs: <ul style="list-style-type: none"> • Coordination between service providers • Affordable housing • Housing counseling services • Access to employment with a livable wage
The Cooperative Ministry	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair	In person meeting (5/11/2022), Survey	Identified the following needs: <ul style="list-style-type: none"> • Affordable housing • Behavioral healthcare • Legal services • Short-term rent/mortgage and utility assistance • Home repairs/rehabilitation • Family beds, especially for families with teenage sons

	Housing, Civil Rights, and the Needs of Persons with Disabilities		<ul style="list-style-type: none">• Shelter staffing
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Summarize feedback received and results of upfront consultation with these entities:

During the HOME-ARP Consultation, the following priority needs for the qualifying populations were stressed:

- Need for more affordable rental housing
- Need for supportive services such as counseling, life skills training, case management, childcare, mental health services, transportation, legal services, job training, etc.
- Need for rental and utility assistance
- Need for transitional housing
- Need for more shelter beds
- Need for funds to rehabilitate emergency shelters, SRO's, transitional and permanent housing
- Need for family shelters that allow older male children
- Need for funds for rapid re-housing
- Need for funds to assist cost-burdened renters
- Need for specialized housing for people leaving institutional settings
- Need for non-congregate shelter to supplement existing shelter facilities

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Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice:*** 3/3/2023
- ***Public comment period:*** start date – 3/6/2023 end date - 3/20/2023
- ***Date(s) of public hearing:*** 3/20/2023

Describe the public participation process:

Richland County held one (1) public hearing for consultation with County residents, non-profit agencies and/or organizations, public housing authority, housing providers, Continuum of Care members, etc. on the “Draft” HOME-ARP Allocation Plan. During the public hearing, the County staff discussed the process followed in the development of the HOME-ARP Allocation Plan. This included interviews, virtual conferences, agency/organization surveys, and comments made.

The public hearing notice for Richland County HOME-ARP Allocation Plan was published in the “The State” a local newspaper of general circulation in the County, on Friday, March 3, 2023.

The fifteen (15) day public comment period on the “Draft” HOME-ARP Allocation Plan was from Monday, March 6, 2023 through Monday, March 20, 2023. Richland County placed the “Draft” HOME-ARP Allocation Plan on the County’s website at: <https://www.richlandcountysc.gov> and at the following locations Richland County Government, Community Planning & Development Department, Community Development Division 2020 Hampton Street, Suite 3058, Columbia, SC 29204.

The public and private agencies were able to provide additional comments, via email to Ms. Callison Richardson, Community Development Division Manager at: Richardson.Callison@richlandcountysc.gov or via phone at (803) 576 - 2055 or via 711. Written comments were to be addressed to the Richland County Government, Community Planning & Development Department, Community Development Division, attention Ms. Callison Richardson, Community Development Division Manager, 2020 Hampton St. Suite 3058, Columbia, SC 29202.

Describe efforts to broaden public participation:

To broaden public participation, Richland County sent out an email blast to all agencies, organizations, and individuals on its list of non-profit agencies, housing providers, advocates, and

interested parties, that the “Draft” HOME-ARP Allocation Plan was on public display and the date, time, and place of the public hearing. This list consists of email addresses of names and organizations that have previously submitted funding requests or requested to be added to this list so they can be notified of future emails on funding options, proposed plans, and public hearings.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

A summary of comments and recommendations will be included after they are received.

Summarize any comments or recommendations not accepted and state the reasons why:

A summary of any comments or recommendations that were not accepted will be included after the comment period is concluded.

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Needs Assessment and Gaps Analysis

*In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.*

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	187	50	528	528	12								
Transitional Housing	150	41	239	239	111								
Permanent Supportive Housing	122	49	633	633	15								
Other Permanent Housing	57	19	19	19	0								
Sheltered Homeless						73	540	93	14				
Unsheltered Homeless						0	220	21	3				
Current Gap										0	0	232	232

Suggested Data Sources: 1. Point-In-Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

	Non-Homeless		
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	61,425		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	16,295		
Rental Units Affordable to HH at 50% AMI (Other Populations)	26,860		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		13,410	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		8,935	
Current Gaps			22,345

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

Based on the 2022 Point-In-Time Count, there were 987 homeless individuals identified in the Columbia/Midlands CoC. Of those people experiencing homelessness, 310 (31.4%) were white, 649 (65.8%) were black, and the remaining 2.8% were Asian (2), American Indian or Alaska Native (8), Native Hawaiian or Other Pacific Islander (3), and 15 identified as having multiple races. Additionally, 949 (96.1%) were Non-Hispanic/Non-Latino and 38 (3.9%) were Hispanic/Latino. Of the total, 642 (65.0%) were male, 197 (34.2%) were female, and 7 (0.7%) identified as transgender or gender non-conforming.

Among the population of those experiencing homelessness, there was a large portion that were identified as severely mentally ill (120 individuals, or 12.1% of the surveyed population) or having chronic substance abuse issues (95 individuals or 9.6% of the surveyed population).

At Risk of Homelessness as defined in 24 CFR 91.5

24 CFR 91.5 defines At Risk of Homelessness as an individual or family that has an annual income below 30% of the HUD area median family income, does not have sufficient resources or support networks and meets one of several other conditions. According to the most recently available CHAS data, 23,415 households (or 15.4% of the total households) live at 30% or below the HUD Area Median Income and of those 23,415 households: 18,900 have one or more housing problems, which includes either incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or have a cost burden greater than 30%. The public housing waiting list remains closed with 2,221 people on the list for approximately 1,641 public housing units. The Section 8 Housing Choice Vouchers waiting list had approximately 2,458 people on the waiting list as of June 2022 for approximately 4,034 vouchers. The Section 8 Housing Choice Voucher waiting list is closed as of July 2022. The waiting lists for assisted housing in the form of public housing and Housing Choice Vouchers is almost double the number of available units/vouchers.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

During the 2022 Point-In-Time Count, there were 17 homeless individuals who were identified as victims of domestic violence in the Columbia/Midlands CoC.

Based off the consultation with the staff of Toby's Center (a local Women's shelter) there is limited shelter availability for women and families; challenges for those with disabilities; limited shelter space; and limited safe and affordable housing to assist moving toward self-sufficiency. There is also a need for more case management and support services to assist in overcoming barriers to securing and/or maintaining employment; high food costs; affordable transportation and/or childcare to maintain employment; and readily available services to address mental health issues.

Based on information from the most recent South Carolina Department of Public Safety report on domestic violence (2008-2012), approximately 16,421 victims of domestic violence live in Richland County, 12,805 (76.%) of whom are women and 74.4% of whom are Black/African-American. Services needed for this population may include emergency and transitional housing, social services, mental and physical healthcare.

The 2021 Federal Human Trafficking Report for the State of South Carolina indicated there were twenty-two (22) active criminal cases in South Carolina. There are a number of partner organizations in the Richland County Region that offer support services for victims providing residential programs for therapeutic and spiritual care; legal services; and advocacy.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Those with disabilities are at greatest risk of housing instability. According to the most recent American Community Survey (ACS) data from 2021, there were 56,533 residents (14.1% of the total civilian non-institutionalized population) of Richland County who have a disability. This shows that a significant portion of the County's population is at a high risk of housing instability.

Among others who are at greatest risk of housing instability, those who are at or below 30% of the HUD Area Median Income are burdened by their monthly housing costs and are at a higher risk of becoming homeless. According to the most recent CHAS data, 23,415 (15.4%) households in the County have incomes at or below 30% of the HUD AMI. 47,580 (31.3%) households in the County have a housing cost burden of greater than 30% of their income.

Richland County also has a significant population of ALICE families. ALICE is an acronym for Asset Limited, Income Constrained, and Employed. This represents families who are employed and earn more than the Federal Poverty Level, but cannot otherwise keep up with the basic costs of living. According to the most recent ALICE Report data from 2018, 37% of households in Richland County have incomes that fall below the ALICE threshold, but above the Federal Poverty Level.

The public housing waiting list remains closed with 2,221 people on the list for approximately 1,641 public housing units. The Section 8 Housing Choice Vouchers waiting list had approximately 2,458 people on the waiting list as of June 2020 for approximately 4,034 vouchers. The Section 8 Housing Choice Voucher waiting list is closed as of July 2022. The waiting lists for assisted housing in the form of public housing and Housing Choice Vouchers is almost double the number of available units/vouchers.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Richland County has a variety of resources to assist households experiencing homelessness and at-risk of becoming homeless through Federal, State, and local programs. Below is a summary of the resources available through the County:

- **Community Development Block Grant (CDBG) Program:**

Richland County is a federal entitlement grantee. In FY 2022 the County received \$1,693,966 of Community Development Block Grant (CDBG) funds. These funds are used for administration, public service activities, housing rehabilitation, infrastructure improvements, and economic development activities. Funding is provided to agencies for services to the homeless and those who are at-risk of becoming homeless. HUD has released the FY 2023 allocations and Richland County will receive \$1,723,394 in CDBG funds.

- **HOME Investment Partnership (HOME) Program:**

Richland County as a federal entitlement grantee, received \$868,030 in FY 2022 of HOME Investment Partnership (HOME) funds. These funds are used for HOME Administration, CHDO Set Aside, Development of Affordable Housing, and Down Payment Assistance. Funds support the acquisition, rehab, and development of affordable housing to the very low and low-income households. HUD has released the FY 2023 allocations and Richland County will receive \$941,966 in HOME funds.

- **Housing Inventory Count (HIC):**

The chart below is from the Continuum of Care Housing Inventory Count (HIC) for 2022.

	Family Units	Family Beds	Adult Only Beds	Child Only Beds	Total Year Round Beds	Seasonal	Overflow/ Vouchers	Subset of Total Bed Inventory		
								Chronic Beds	Veteran Beds	Youth Beds
Emergency, Safe Haven and Transitional Housing:	91	337	767	12	1,116	269	19	N/A	123	58
Emergency Shelter	50	187	528	12	727	269	19	N/A	12	44
Transitional Housing	41	150	239	0	389	N/A	N/A	N/A	111	14
Permanent Housing:	84	241	722	2	965	N/A	N/A	228	424	22
Permanent Supportive Housing	49	122	633	0	755	N/A	N/A	228	414	8
Rapid Re-Housing	16	62	70	2	134	N/A	N/A	N/A	10	14
Other Permanent Housing	19	57	19	0	76	N/A	N/A	N/A	0	0
Grand Total:	175	578	1,489	14	2,081	269	19	228	547	80

The Columbia/Midlands CoC has a total of 1,116 emergency, safe haven, and transitional housing beds and 965 units of permanent housing. Of those number of units, the CoC has 123 beds for

veterans and 58 beds for youth under emergency and transitional housing. The CoC has 424 permanent housing beds for veterans, 22 for youth, and 228 permanent supportive housing beds are for the chronic homeless.

Based off the 2022 Continuum of Care Housing Inventory Count (HIC), there were 727 year-round, emergency shelter beds; 389 year-round, transitional housing beds; 755 year-round permanent housing beds; 134 year-round, rapid re-housing beds; and 76 year-round, other permanent housing beds. These resources and supportive services are as follows:

- **Emergency Shelter:**
 - **Bethel United Methodist Church - Bethel Seasonal Shelter** - 36 bed
 - **CASA Family System - DV** - 18 beds
 - **Cumbee Center** - 20 beds
 - **Family Promise of the Midlands** - 18 beds
 - **Family Promise of York - Interf** - 3 beds
 - **Family Promise of York - Fresh Start** - 4 beds
 - **Fort Lawn Community Center - ESG-CV-ES** - 12 beds
 - **Homeless No More - Family Shelter** - 40 beds
 - **Midlands Housing Alliance - IWC** - 240 beds
 - **Midlands Housing Alliance - Transitions** - 111 beds
 - **Midlands Housing Alliance - Transitions - Extended Program** - 64 beds
 - **Midlands Housing Alliance - Transitions - Program Entry** - 85 beds
 - **Oliver Gospel Mission** - 71 beds
 - **Oliver Gospel - Rebuild ES** - 10 beds
 - **One80 Place - SSVF EHA** - 19 beds
 - **Palmetto Place Children's Shelter** - 12 beds
 - **Palmetto Place Children's Shelter BCP-ES** - 8 beds
 - **Pilgrim's Inn - Dorothy Bing In** - 32 beds
 - **Safe Passage - Rock Hill** - 6 beds
 - **Samaritan House Orangeburg** - 40 beds
 - **Sistercare - ES Lexington** - 22 beds
 - **Tender Hearts Ministries of York - County Tender Hearts** - 14 beds
 - **The Arc of the Midlands - Lexi** - 3 beds
 - **The Life House Womens Shelter** - 14 beds
 - **The Life House Womens Shelter** - 24 beds
 - **The Salvation Army - Rock Hill** - 14 beds
 - **The Salvation of Army - Aiken** - 50 beds
 - **Women's Shelter Phase II** - 14 beds
 - **Women's Shelter Phase I** - 11 beds

- **Transitional Housing:**
 - **Alston Wilkes Society GPD-Alston Wilkes VA Home** - 18 beds
 - **Battered But Not Broken** - 17 beds
 - **Christ Central Hannah House** - 30 beds
 - **Christ Central GPD** - 80 beds
 - **Homeless No More St Lawrence Place** - 64 beds
 - **MIRCI Transitional Living Program** - 10 beds
 - **Oliver Gospel MACH - Oliver Gospel Toby's** - 81 beds
 - **Oliver Gospel Mission** - 35 beds
 - **Palmetto Place Children's Shelter - PPCS** - 4 beds
 - **Pilgrim's Inn Tricia Court** - 5 beds
 - **Sistercare Transitional Housing** - 21 beds
 - **The Alston House MACH** - 10 beds
 - **The Turning Point of Chester** - 14 beds

- **Other Permanent Housing:**
 - **Columbia Housing Authority - Homeless Family Vouchers** - 63 beds
 - **Women's Shelter - Phase III** - 13 beds

- **Permanent Supportive Housing:**
 - **Columbia Housing Authority - CHA Housing First Expansion** - 17 beds
 - **Columbia Housing Authority - HP - Disabled** - 34 beds
 - **Columbia Housing Authority - VASH** - 414 beds
 - **Columbia Housing Authority - HUD HOPWA** - 14 beds
 - **Columbia Housing Authority - HP Chronic** - 20 beds
 - **Columbia Housing Authority - CHA Expansion Plus** - 11 beds
 - **MIRCI - SHP** - 29 beds
 - **MIRCI - SHP IV - Youth** - 8 beds
 - **MIRCI - Consolidated Home** - 32 beds
 - **MIRCI - Consolidated Home** - 69 beds
 - **MIRCI - Housing First** - 37 beds
 - **MIRCI - PH For Chronic Homeless** - 24 beds
 - **Pilgrim's Inn - Homebase I** - 9 beds
 - **Sistercare - Permanent II** - 37 beds

- **Rapid Re-Housing:**
 - **Housing Development Corporation of Roc** - 16 beds
 - **Midlands Housing Alliance - Transitions - ESG-CV** - 6 beds
 - **Midlands Housing Alliance** - 11 beds

- **Midlands Housing Alliance - Transitions - ESG-CV - 31 beds**
- **One80 Place - MACH SSVF - 14 beds**
- **One80 Place - HUD - 1 bed**
- **One80 Place - RRH - ESG - 22 beds**
- **One80 Place - Lexington - 9 beds**
- **Palmetto Place Children's Shelter PPCS - 8 beds**
- **Samaritan House Orangeburg - 6 beds**
- **The Salvation Army of Columbia - 6 beds**
- **The Salvation Army of Columbia - 4 beds**

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Based off the 2022 Point-In-Time Count there were 838 households that were experiencing homelessness, 618 households were sheltered and 220 households were unsheltered. The unmet housing need for this qualified population is to increase the number of shelter beds and permanent supportive housing units. Based on consultations with homeless providers, the greatest need is a place for persons who are staying in shelters to move on to permanent housing. This creates a “bottle neck” in the system. Therefore, agencies are requesting the need for the development of more permanent supportive housing units.

The supportive services which are needed, include the following: childcare, educational services, employment assistance and job training, food, housing searches and counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, services for special populations, and financial assistance. Supportive services are crucial to keeping this qualifying population housed.

At Risk of Homelessness as defined in 24 CFR 91.5

The primary unmet housing needs of those at risk of becoming homeless is the lack of affordable housing units in the County. At risk of homelessness refers to that qualifying population who live at 30% or below the HUD Area Median Income and have one or more housing problems. This qualifying population needs both short- and long-term rental and utility assistance, along with affordable permanent housing options. Developing affordable permanent supportive housing units will keep households that are cost burdened from becoming homeless.

The supportive services that are needed include the following: childcare, educational services, employment assistance and job training, food, housing searches, counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and financial assistance. Supportive services are crucial to keeping this qualifying population housed.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Based on the 2022 Point-In-Time Count, there were 17 homeless individuals who were identified as victims of domestic violence.

Based on the consultation with the staff of Toby's Center (a local Women's shelter) there is limited shelter availability for women and families; challenges for those with disabilities; limited shelter space; limited safe and affordable housing to assist moving toward self-sufficiency. There is also a need for more case management and support services to assist in overcoming barriers to securing and/or maintaining employment; high food costs; affordable transportation and/or childcare to maintain employment; readily available services to address mental health issues.

The supportive services which are needed, include the following: childcare, education services, employment assistance and job training, food, housing searches, counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and financial assistance. Supportive services are crucial to keeping this qualifying population housed.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

The unmet housing and service needs for other populations who are at greatest risk of housing instability include supportive services to help decrease their risk of housing instability by providing wrap-around services. These individuals may have a substance abuse, mental health issues, developed disability, and physical disabilities. To prevent housing instability, they need long term permanent housing assistance with case management and wrap-around support services. In addition, another population that is experiencing instability is the

physically disabled and the developmentally challenge. There is a need for long-term permanent housing that is accessible for these persons with disabilities. Developing affordable permanent supportive housing, will help households that are at the greatest risk of housing instability from becoming homeless.

The supportive services which are needed include the following: childcare, education services, employment assistance and job training, food, housing searches, counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and financial assistance. Supportive services are crucial to keeping this qualifying population housed.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Richland County's limited supply of affordable housing is the largest gap in the system. This gap is much larger than the available resources that the County has, but the County will use the HOME-ARP funds to leverage other funds to spread these funds out as much as possible to develop as many non-congregate shelter units and affordable permanent supportive housing units as possible.

Based on the 2022 Point-In-Time Count (PIT), there were 226 unsheltered homeless persons and 761 sheltered homeless in the Midlands region. With the emergency shelter beds near capacity, this leaves 232 homeless persons living on the streets and waiting to access shelter beds.

The Housing Authority is looking to take applications for project-based vouchers to help build the supply of more affordable units in the County.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability," as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Richland County is not providing any additional characteristics associated with instability and increase risk of homelessness in the County's HOME-ARP Allocation Plan.

Identify priority needs for qualifying populations:

During the HOME-ARP Consultation, the following priority needs for the qualifying populations were stressed:

- Need for more affordable rental housing
- Need for supportive services such as counseling, life skills training, case management, childcare, mental health services, transportation, legal services, job training, etc.
- Need for rental and utility assistance
- Need for transitional housing
- Need for more shelter beds
- Need for funds to rehabilitate emergency shelters, SRO's, transitional and permanent housing
- Need for family shelters that allow older male children
- Need for funds for rapid re-housing
- Need for funds to assist cost-burdened renters
- Need for specialized housing for people leaving institutional settings
- Need for non-congregate shelter to supplement existing shelter facilities

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

Richland County determined the level of need and gaps in the shelter inventory, housing inventory, and service delivery system from the following sources:

- Stakeholders' Consultations
- Agency/Organization Surveys
- 2022 Point-In-Time Count (PIT)
- 2022 Housing Inventory Count (HIC)
- 2017-2021 American Community Survey Data (ACS Data)
- 2015-2019 Comprehensive Housing Affordability Strategy (CHAS)

Based on the above sources Richland County determined the level of need and gaps in its shelter inventory, housing inventory, and service delivery systems.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Richland County, Community Planning & Development Department, Community Development Division proposes to solicit HOME-ARP applications from non-profit and for-profit housing providers, private developers and/or social service providers to undertake eligible HOME-ARP projects/activities. The County will release a Notice of the Funding Available (NOFA) under the HOME-ARP Program in “the State.” Potential applicants will be forward to Richland County, Community Planning & Development Department, Community Development Division website <https://www.richlandcountysc.gov/Government/Departments/Community-Development> to fill out a funding request for their project/activity. The County’s Community Planning & Development Department, Community Development Division staff will send out an email to its list of organizations that have previously submitted funding requests or requested to be added to this list. This will notify agencies, organizations, and interested parties of the availability of the HOME-ARP funds. In addition, the County will post the availability of the HOME-ARP funds on the Richland County, Community Planning & Development Department, Community Development Division webpage.

Post on the County’s Community Planning & Development Department, Community Development Division website, potential applicants will be directed to the HOME-ARP Program to complete a Funding Application. In addition, the site will have links to the HOME-ARP Guidelines, Application Review Process, and instructions on how to complete the application.

The County’s Community Development staff will review the HOME-ARP Applications and rank them to see which applications address the needs identified in the HOME-ARP Allocation Plan. A review of how the applicant will help to develop and preserve the affordable housing stock in the County will be considered. In addition, the County Community Development staff will review how the funds will help support the needs of the homeless population by providing funds for supportive services. The County’s Community Development staff will evaluate if the applicant will leverage the HOME-ARP funds with private and other public funding sources.

Describe whether the PJ will administer eligible activities directly:

Richland County, Community Planning & Development Department, Community Development Division will manage the HOME-ARP program’s administration, monitoring, and planning components. The projects/activities will be carried out by subrecipients which are awarded the HOME-ARP funds.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not Applicable. Richland County has not provided any HOME-ARP funds to subrecipient(s) or contractors prior to HUD's acceptance of the HOME-ARP Allocation Plan.

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Use of HOME-ARP Funding

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 250,000.00		
Acquisition and Development of Non-Congregate Shelters	\$ 750,000.00		
Tenant Based Rental Assistance (TBRA)	\$ 0.00		
Development of Affordable Rental Housing	\$ 1,350,000.00		
Non-Profit Operating	\$ 0.00	0%	5%
Non-Profit Capacity Building	\$ 0.00	0%	5%
Administration and Planning	\$ 346,855.00	13%	15%
Total HOME ARP Allocation:	\$ 2,696,855.00		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Richland County developed the HOME-ARP Budget based on the identified needs from consultation with community stakeholders; agency/organization surveys; the assessment of the data obtained from the 2022 Point-In-Time Count (PIT); 2022 Continuum of Care Housing Inventory Count (HIC); 2017-2021 American Community Survey Data (ACS); 2015-2019 HUD Comprehensive Housing Affordability Strategy (CHAS); Asset Limited, Income Constrained, and Employed (ALICE); and other statistical data from stakeholders.

Richland County will allocate 9% of the funds for Supportive Services, 28% if the funds for the Acquisition and Development of Non-Congregate Shelters, 50% of the funds for the Development of Affordable Rental Housing, and 13% of the funds for Administration and Planning. The following is a breakdown of what each category covers:

- **Supportive Services** may include some of the following eligible services: childcare, education services, employment assistance and job training, food, housing search and counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and financial assistance.

- **Acquisition and Development of Non-Congregate Shelters** is for the development of private units or rooms for temporary shelter for persons and/or households that meet one or more of the definitions of qualifying populations. Funds can be used for the acquisition, new construction, rehabilitation of an existing structure, development costs, and replacement reserves.
- **Development of Affordable Rental Housing** is for the acquisition, construction, rehabilitation, development costs, relocation, and operating cost assistance/reserves.
- **Administration and Planning** will set aside 15% of the allocation to cover the cost to administer the HOME-ARP program by Richland County.

These allocations were derived from the data analysis and the key points that were articulated in the community stakeholders' meetings, agency/organization surveys, and interviews. It was overwhelmingly mentioned at the stakeholder meetings and interviews that there is a need for new development and preservation of the affordable housing stock in Richland County. This is followed by the need for wrap around supportive services.

The County is not allocating HOME-ARP funds to Tenant Based Rental Assistance (TBRA), Non-Profit Operating, and Non-Profit Capacity Building based on its analysis of the needs for the County.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The 2022 Point-In-Time Count reported 761 persons or 618 households living in Emergency Shelters/Transitional Housing and 226 persons or 220 households who were unsheltered. Richland County's housing market is seeing housing options being reduced because of the increase in the sales prices of houses, an increase in monthly rents, low vacancy rates, increases in utility costs, and inflation. These trends are leading to the lack of affordable housing options and the increase of households becoming cost burdened. Based on the statistics and the community consultation, the number one point that everyone mentioned was the need for more affordable housing in the County. The second item that was mentioned was the need to provide supportive services. These funds will be used to help the homeless and the persons at-risk of becoming homeless to be able to stay in the present housing.

The HOME-ARP funds will be used to assist the extremely low-income and the most at risk of homelessness.

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HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Acquisition and Development of Non-Congregate Shelters:

Richland County estimates it will assist in the development of at least ten (10) new non-congregate shelter beds using the HOME-ARP funds. This number was developed by the County staff, based off an estimated cost of approximately \$75,000 per bed, which would cover the acquisition of structures, rehabilitation, construction, development hard costs, related soft costs, and replacement reserves. Additional units could be developed, if applicants are able to leverage other funds as part of the HOME-ARP Application. The County in its application process, will encourage applicants to leverage other funds as part of their application.

These will be for the development of new non-congregate shelter units that will be available to all HOME-ARP qualifying populations because the needs of all four (4) qualifying populations are greater than the amount of HOME-ARP funds allocated to the County.

Development of Affordable Rental Housing:

Richland County estimates it will assist in the development of seven (7) new affordable housing units using the HOME-ARP funds. This number was developed by the County staff, based off an estimated cost of approximately \$200,000 per unit, which would cover the acquisition, construction, rehabilitation, development costs, relocation, and operating cost assistance/reserves. Additional units can be developed if applicants are able to leverage other funds as part of the HOME-ARP Application. The County in its application process, will encourage applicants to leverage other funds as part of their application.

These will be new affordable rental units that will be available to all HOME-ARP qualifying populations because the needs of all four (4) qualifying populations are greater than the amount of HOME-ARP funds allocated to the County.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

Richland County, Community Development staff is looking to leverage the HOME-ARP funds with other Federal, State, local, and private funding sources. The goal is to use these other funding sources to develop more than ten (10) new non-congregate shelter units and seven (7) new affordable rental housing units. If other funds are not available, the County will only be able to fund projects with HOME-ARP funds.

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Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Not Applicable. Richland County does not intend to give preference to one qualifying population versus another because there is a need for aid among all four (4) qualifying populations. The needs for all four (4) qualifying populations are greater than the amount of HOME-ARP funds the County has been allocated.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable.

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Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Richland County intends to use the Coordinated Entry System (CES) for its HOME-ARP projects and activities. Coordinated Entry enables CoC providers and homeless assistance staff to make consistent decisions from available information, and to efficiently and effectively connect people in crisis to intervention that will rapidly end their homelessness.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

All HOME-ARP qualifying populations are eligible for a project or activity, and will be included in the CoC Coordinated Entry (CE) process.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Richland County will follow the CoC Coordinated Entry (CE) method of prioritization by following the matching process and eventual referral linkage process which takes into account a set of prioritization criteria for each project type.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Not Applicable. Richland County intends to only use the Coordinated Entry System (CE) Process for the HOME-ARP funded projects.

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Richland County is not intending to limit eligibility for a HOME-ARP rental housing projects nor non-congregate shelters to a particular qualifying population or specific subpopulation. The need for affordable rental housing and non-congregate shelters has been identified for all four (4) qualifying populations. The County will solicit proposals for rental housing and non-congregate shelter projects for all four (4) qualifying populations. Evaluations of applications will be made and selection will be based on the best proposal submitted by Richland County Community Development staff.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable. Richland County does not intend to implement a limitation on the HOME-ARP Program.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not Applicable.

HOME-ARP Refinancing Guidelines

Richland County does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds. Not Applicable.

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

Not Applicable.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

Not Applicable.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

Not Applicable.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

Not Applicable.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

Not Applicable.

- ***Other requirements in the PJ's guidelines, if applicable:***

Not Applicable.