



PY 2021 Consolidated Annual Performance and Evaluation Report (CAPER)

DRAFT

City of Anderson
Community Development Department
601 S. Main Street
Anderson, SC 29624

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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 City of Anderson is an entitlement city, receiving an annual allocation of Community Development Block Grant (CDBG) program funds through the U.S. Department of Housing and Urban Development (HUD). These funds help the City address the housing and community development objectives outlined by HUD, which include, but are not limited to: affirmatively furthering fair housing, affordable housing preservation, public facility improvements, and vital public services for special needs and low- to moderate-income (LMI) populations. Below are the accomplishments for PY 2021, which is the second year of the 2021-2024 Consolidated Plan.

Affordable Housing: During PY 2021, the City addressed its goal of increasing affordable housing that is safe, decent and sanitary by completing four (4) owner occupied housing rehabilitation projects.

Public Facility Improvements: The City also invested in public facilities through improvements to St. Francis Park and D.B. Walker Park. These improvements have an area benefit of 3,935 persons in low/mod areas of the City. St. Francis Park received a new basketball court installation and D.B. Walker Park improvements focused on the playground and surfacing.

Public Services: Fair housing activities throughout the City benefitted 6,198 persons citywide. Activities included education and outreach services to promote fair housing practices. A fair housing hotline covering fair housing laws, tenant/landlord rights, assistance with disabilities as well as referrals to other agencies was provided and is answered by the fair housing coordinator.

CARES Act Accomplishments

The City of Anderson continues to make progress toward increasing economic development and employment opportunities. The City's Economic Development Division utilized the City's CDBG-CV funds to award grants to businesses resulting in the retention of jobs. There were 30 small business assisted resulting in the retention of 239 jobs.

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	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A. Expand Public Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27125	0	0.00%	875	0	0.00%
1B. Improve Access to Public Facilities	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27125	8160	30.08%	875	3935	449.71%
2A. Preserve Existing Homeownership Housing	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	20	7	35.00%	4	4	100.00%
2B. Removal of Slum & Blight in Residential Areas	Affordable Housing	CDBG	Buildings Demolished	Buildings	30	8	26.67%	5	0	0.00%
3A. Provide Supportive Services for Special Needs	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	6222	1555.50%	400	6180	1545.00%

3A. Provide Supportive Services for Special Needs	Non-Housing Community Development	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	0	0.00%	40	0	0.00%
4A. Provide for Small Business Assistance	Non-Housing Community Development	CDBG	Jobs created/retained	Jobs	0	289	0.00%	0	239	0.00%
4A. Provide for Small Business Assistance	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	20	14	70.00%	12	0	0.00%

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.

CDBG funds were used to address the following highly ranked priorities and objectives: Affordable Housing, Economic Development and Non-housing community development needs such as public services and public facility improvements. CDBG fund expenditures by priority were:

Public Services: \$25,117.68 (4.2%)

Public Facilities: \$328,097.77 (55.0%)

Affordable Housing Programs: \$160,997.99 (27.0%)

Administration: \$82,143.44 (13.8%)

Total CDBG PY 2021: \$596,356.88

Goal Accomplishments and PR-23 Comparison

1A. Expand Public Infrastructure: The City had a goal to assist 875 persons, however there were no benefits reported. The City focused on public facilities in PY 2021 and may revise this goal outcome in the future.

1B. Improve Access to Public Facilities: The City had a goal to assist 875 persons, and exceeded this goal with 3,935 persons assisted in low/mod areas. These public facilities improved were St. Francis Park and D.B. Walker Park.

2A. Preserve Existing Homeownership Housing: The City had a goal to assist 4 households with housing rehab, and met this goal with 4 LMI households assisted.

2B. Removal of Slum & Blight in Residential Areas: The City had a goal to demolish 5 buildings. This goal was not met however activities remain ongoing.

3A. Provide Supportive Services for Special Needs: The City had a goal to assist 400 persons with public services and an estimated 6,180 persons were assisted. These activities include fair housing activities that will improve the quality of life for residents.

4A. Provide for Small Business Assistance: The City had a goal to assist 12 business with technical assistance and direct financial assistance. The outcome however was not for businesses assisted, but intended for job retentions and the table above reflects this change. The City utilized CDBG-CV funds to assist 30 small business resulting in the retention of 239 jobs.

CR-10 - Racial and Ethnic composition of families assisted

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

	CDBG
White	184
Black or African American	33
Asian	3
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	0
Total	223
Hispanic	11
Not Hispanic	228

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

Narrative

DATA NOTE: The table above does not include a category for people that identify as “other multi-racial” nor does it include a category for activities that have a “low/mod area-wide benefit” which are often times associated with public facility or infrastructure improvements. Due to this, the racial or ethnic data in the above table does not necessarily match the numbers of people groups actually served by the CDBG program. There were 16 “other multi-racial” persons assisted, so the total assisted by race only shows 223 persons, however the City actually assisted a total of 239 persons who reported race/ethnicity.

According to the most recent 2016-2020 American Community Survey 5-Year Estimates, 61.8% of the population was White, followed by 34.2% for Black or African American and all other minority races were less than 1%. “Two or more races” were 3.0% and “Some other race” was 0.4%. Persons who identified ethnically as Hispanic were 3.5% of the citywide population.

For activities that the City was able to record race/ethnic information, 77.0% of CDBG funding went towards assisting White persons, 13.8% went towards Black or African Americans and the remaining 9.2% went towards all other minority groups. Persons identifying as Hispanic received 4.6% of CDBG funds.

The City of Anderson, as a HOME Consortium member did not complete a full housing needs assessment, however the City has determined that it’s priority areas, the Redevelopment Areas, have a high concentration of older housing units that are dilapidated and are in need of repair. The City made housing preservation a priority and worked to assist 4 LMI households with housing rehab activities, and all 4 households were black. The City has adequately assisted this population, however due to the small number of households assisted per year with housing programs not all of the smaller minority groups can be assisted.

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
CDBG	public - federal	1,223,202	596,357

Table 3 - Resources Made Available

Narrative

In PY 2021, a total of \$1,223,202 was made available for the City's Community Development Block Grant (CDBG) Program. This amount included \$626,332 from the annual allocation, \$131,365 generated in program income and prior year resources of \$465,505 unspent from housing programs and reallocated towards public facilities. According to the PR-07 Drawdown Report, the City expended \$596,357 on public facilities, housing programs, fair housing activities and admin of the CDBG program.

Unspent funds have been programmed, and the City is working diligently to spend remaining amounts. The City has already made significant steps to spending funds towards public facilities which will draw down much of the remaining funds. For a detail of funds spent by priority, see the CR-05.

CARES Funds

The City of Anderson has \$622,726 available from CARES CDBG-CV Round 1 and Round 3 allocations. In PY 2021, the City continued to award grants to eligible businesses for reimbursements for rent, utilities, Personal Protective Equipment (PPE). The businesses that received assistance were required to retain at least 51% low to moderate income employees for a minimum of three (3) months. The City also provided mortgage assistance to LMI households affected by the pandemic. In total, \$55,701.72 of the CDBG-CV funds were expended towards these activities. According to the PR-26 CDBG-CV Financial Summary Report, the City has now spent and total of \$278,249.54 and has a remaining amount of \$344,476.46. See below for expenditures by priority:

CV Public Services (Mortgage Assistance): \$19,034.01 (34.2%)

CV Econ Development (Small Business Assistance): \$26,400.00 (47.4%)

CV Administration: \$10,267.71 (18.4%)

Total CDBG-CV in PY 2021: \$55,701.72

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
APPLETON MILL REDEVELOPMENT AREA	15	9	Housing programs, fair housing, admin
CENTRAL BUSINESS DISTRICT (DOWNTOWN)	1	7	Housing programs, fair housing, admin
EAST ANDERSON REDEVELOPMENT AREA	16	55	D.B Walker Park Improvements, housing programs, fair housing, admin
NORTH ANDERSON REDEVELOPMENT AREA	15	16	St. Francis Park Improvements, housing programs, fair housing, admin
SOUTH ANDERSON REDEVELOPMENT AREA	16	7	Housing programs, fair housing, admin
WEST ANDERSON REDEVELOPMENT AREA	37	7	Housing programs, fair housing, admin

Table 4 – Identify the geographic distribution and location of investments

Narrative

During the PY 2021, CDBG funds were expended primarily throughout the following target areas: East Anderson, West Anderson, North Anderson, South Anderson, Appleton Mill and the Central Business District. Housing Programs, Fair Housing activities and Administration were completed in all the areas.

In addition, there were two public facilities improvement activities, which were completed at D.B. Walker Park located in the East Anderson Redevelopment Area and Francis Park located in the North Anderson Redevelopment Area. A substantial amendment to the 2021 AAP to reallocate prior year funds towards public facilities increased the amount of the actual allocation towards redevelopment areas where these public facilities improvements were made. These redevelopment areas were East Anderson with D.B. Walker Park and North Anderson with St. Francis Park.

The City of Anderson’s economic development program was primarily targeted towards the Central Business District, and only eligible businesses located in a redevelopment area could apply for assistance. This was funded with CDBG-CV and is not included in the total percentages above.

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.

CDBG is the primary resource that is used to address housing and non-housing community development needs in the City of Anderson's redevelopment areas. CDBG does not require a match. However, when possible, the City leveraged funding by using the City's General Fund, Hospitality Fund, City Forces and public/private partnerships to invest in projects. These partnerships have increased the inventory of affordable housing throughout the City's redevelopment areas and leveraged public facilities projects including improvements to St. Francis Park and D.B. Walker Park.

The Anderson HOME Consortium is an example of a partnership created to leverage funds. Anderson County is the Lead Entity for the HOME Grant. The City of Anderson, as a member of the Consortium, receives HOME funds. HOME funds awarded to the City funds housing rehabilitation assistance for owner occupants. The City of Anderson leverages its HOME funds by providing a 25% match from its General Fund. HOME funds allocated to the Consortium's designated Community Housing Development Organization (CHDO) were further leveraged by grant awards from the SC State Housing Finance and Development Authority.

In addition, Anderson's publicly owned land has been sold or donated to nonprofit housing agencies that address needs identified in the City's Consolidated and Annual Action Plans. Disposition of the land has enabled development of affordable housing and created opportunities to develop recreational and green spaces.

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	4	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	4	4

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	4
Number of households supported through Acquisition of Existing Units	0	0
Total	4	4

Table 6 – Number of Households Supported

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

The City had a goal to assist 4 non-homeless households through the rehab of existing housing units for homeowners. This goal was met with 4 LMI households receiving rehab assistance throughout the City. These activities consisted of minor rehab to housing units such as regular maintenance repairs, kitchen and bathroom repairs, interior and exterior doors, walls and ceiling repairs, repainting, window repairs and electrical repairs.

Discuss how these outcomes will impact future annual action plans.

The City was able to meet its affordable housing program goals, and will continue to work towards the completion of its established goals in future annual action plans. Affordable housing preservation remains a high priority for the City of Anderson and its residents, and the City does not anticipate this to change.

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
Extremely Low-income	2
Low-income	2
Moderate-income	0
Total	4

Table 7 – Number of Households Served

Narrative Information

There were four (4) households assisted through the owner-occupied housing rehabilitation program. Two (2) households were extremely-low income, and two (2) were low-income.

Worst Case Needs

Worst case needs are extremely low-income households that are at imminent risk of homelessness and are in need of affordable housing assistance. Activities to provide affordable housing assistance include the housing rehab program, which is available for extremely low-income households. Households with extremely low-incomes lack the funds to properly upkeep their homes which may promote unsafe conditions and contribute to situations that lead to homelessness. The City’s housing rehab programs are available to all LMI households and not necessarily targeted towards extremely low-income households, however they are encouraged to apply for assistance. In PY 2021, two extremely low-income households were assisted with rehab activities.

The City did not specifically report any persons with a disability in affordable housing programs, however if a household with a disability is identified for assistance in one of the housing programs, the City will make all necessary accommodations within reason to meet the needs of the household.

Other Actions Taken to Foster and Maintain Affordable Housing

The City provides fair housing education and outreach services, which are sponsored by the City and the Community Housing Resource Board. These activities also include tenant and landlord counseling sessions and workshops held in low/mod income neighborhoods.

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

Anderson's outreach to homeless persons (especially unsheltered persons) and assessing their individual needs are handled primarily through referrals to United Housing Connections, Salvation Army and Anderson Interfaith Ministries (AIM). All these agencies provide direct assistance to homeless clients.

During the 2021 program year, the City of Anderson continued its efforts to reduce homelessness by meeting with providers and key community leaders to begin anecdotal assessment of the homeless and displaced persons in Anderson and to communicate short term as well as existing solutions. Service providers and agencies represented at the meetings included Anderson Interfaith Ministries (AIM), Clean Start, Salvation Army, AnMed (hospital), Department of Mental Health, Anderson County Solicitor's Office, Public Defenders Office, Adult Protective Services, South Main Mercy Center, Triune Mercy Center and United Housing Connections (Continuum of Care).

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Anderson's Fair Housing Coordinator answers hotline calls regarding emergency shelter and transitional housing for homeless persons. While the City does not provide direct financial assistance, persons are referred by the Coordinator to the local Salvation Army Homeless Shelter and other housing providers. Homeless persons are also referred to United Housing Connections for emergency and transitional housing. Whenever possible, the Fair Housing Coordinator also refers persons to local churches that are willing to assist.

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

The City of Anderson's Fair Housing Coordinator helps low-income individuals and families avoid becoming homeless by providing referrals to government agencies and nonprofit organizations that provide direct assistance. Persons discharged from mental health facilities are referred to the Department of Mental Health and the Department of Social Services. The Coordinator refers individuals released from foster care and youth facilities to agencies such as New Foundations, the Department of Social Services and the Department of Juvenile Justice. Persons released from correctional programs and

institutions are referred to Alston Wilkes, United Way, Salvation Army, Haven of Rest and local private residential homes.

The City of Anderson helped low-income individuals and families avoid becoming homeless by referring persons in threat of foreclosure to South Carolina Legal Services. Legal Services advises persons of their rights under the Landlord/Tenant Act. Renters facing evictions and homelessness were referred by the city to AIM or Anderson County to seek rental assistance for renters facing evictions were If persons in threat of becoming homeless are renters.

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

As stated previously, the City of Anderson refers homeless persons (especially chronically homeless individuals and families) to United Housing Connections (UHC), the Continuum of Care for the Upstate region of South Carolina. UHC addresses the needs of homeless persons through its Transitions and HOME Programs. In addition, UHC partnered with the City of Anderson on its Neighborhood Stabilization Program (NSP) to provide housing to homeless persons. These units are rented to persons 50% below the area median family income.

Efforts are made to address the needs of veterans by referring persons to the Veterans Administration and other agencies that provide services to address their individual needs (such as Disabilities and Special Needs, Vocational Rehabilitation, Mental Health and employment services).

Homeless persons are also referred to a local nonprofit, Clean Start, for access to showers, toiletries and laundry facilities. In addition, the Lot Project, provides homeless persons clothing and other necessities.

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

Actions taken to address the needs of public housing

The Housing Authority of Anderson (AHA) is the primary agency that addresses the needs of public housing in Anderson. It operates two subsidized housing programs (Public Housing and Section 8). Currently, the AHA has 279 public housing units of which 239 units are in seven (7) apartment complexes, ranging in size from 18 to 60 units. Forty (40) units are three (3) bedroom single family homes, located within Anderson's city limits

The City of Anderson takes efforts to address the needs of persons living in public housing. These efforts include Section 3 compliance by providing outreach to public housing residents to inform them of job openings when applicable. Interested residents can register as a Section 3 worker through the AHA website. The City of Anderson also provides supportive services to public housing residents by developing transit routes that include public housing sites. This makes access to affordable public transportation more accessible. In addition, efforts are made to design routes that allow residents easy access to medical and social service agencies as well as connections to Tri-County Technical College. The City also provides free bus vouchers to agencies that assist low-income clients, which can include public housing residents.

The City of Anderson also addresses the needs of public housing residents by advertising and inviting residents to attend workshops on fair housing practices and protected classes as well as workshops on the rights of landlords and tenants, understanding credit and affordable housing workshops.

The City of Anderson's Police Department has an officer assigned to patrol Anderson Housing Authority's public housing sites. The officer interacts with residents to build rapport. His presence also deters criminal activity at the sites.

In past years, needs assessments have been completed by the Anderson Area Chamber of Commerce, the United Way, and the City of Anderson. Each study has indicated the need for an increased supply of quality and affordable housing. There is a need for all types of rental units, but the most popular are two (2) and three (3) bedroom single family homes for the elderly and disabled. The City of Anderson has partnered with Homes of Hope and Nehemiah Community Revitalization Corporation to construct affordable rental units.

The South Carolina Regional Housing Authority No. 1 located in Laurens, SC coordinates HUD subsidized housing and other HUD programs within the upstate region, including areas of unincorporated Anderson County and the City of Belton, which are HUD non-entitlement areas. Section 8 vouchers for housing outside of Anderson's city limits are handled through the Regional Authority.

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

The AHA operates a Family Self-Sufficiency Program (FSS). This program has the objective of reducing the dependency of low-income persons and families on welfare assistance, Section 8, public housing assistance, or any federal, state, or local rent subsidies. The FSS Program is designed to help families end the poverty cycle. The AHA provides participants of the FSS Program job training and financial counseling services. Prior to the COVID-19 pandemic the Anderson Housing Authority frequently scheduled in person meetings with public housing residents. It also offered after school activities for youth at two sites. Residents oftentimes volunteer at these sites. Due to social distancing and other efforts to minimize the spread of COVID-19 some interactions with residents have been more limited. A quarterly newsletter is distributed which offers information about activities as well as information about the way that residents may become involved. During the Annual Plan Process, meetings are held with each of the communities, as well as a joint meeting with all community leaders. Whenever possible the Housing Authority implements residents' ideas for improvements. In many instances residents' ideas have been incorporated in the 5-Year Capital Plan. By seeing their ideas put into action, the residents understand more about the management of the housing authority and choose to be involved.

The City of Anderson encourages public housing residents to participate in homeownership. Efforts are made to promote and invite residents to attend workshops on understanding credit and affordable housing. Providing these resources equips residents to begin the pathway toward the American dream of homeownership.

Actions taken to provide assistance to troubled PHAs

The Anderson Housing Authority is not designated as troubled. Therefore, no actions are needed.

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)

The City of Anderson imposes several fees for construction projects. These fees along with the rising costs for building materials can greatly affect the affordability of housing. Developers and residential builders recoup these expenses by passing them on to the homebuyer. The City of Anderson is trying to reduce the cost burden of various fees for non-profit organizations that develop affordable housing units within the City limits. For example, the City of Anderson provided Homes of Hope an economic development incentive package that included waivers for fees and/or reimbursement of some fees to develop the 61 Hills site, a mixed income development, located within the City's West Franklin/Southwood Street Neighborhood Revitalization Strategy Area. The development will include sixty-eight (68) newly constructed affordable housing units for renters and home buyers.

The City of Anderson has also supported the development of affordable housing by donating land to local nonprofit organizations. City leaders donated land to Nehemiah Community Revitalization Corporation for the development of affordable rental housing on McCully Street. This project is located within the City's Neighborhood Revitalization Strategy Area (NRSA). It is also within proximity to the Westside Community Center, which provides many services including affordable health care, a satellite branch of Anderson County Library, recreational and other services for underserved populations. City staff is currently working with Habitat for Humanity staff to explore partnership opportunities for the development of affordable homebuyer units in the South Anderson Redevelopment Area as well as possible scattered sites in City redevelopment areas.

The City of Anderson's Neighborhood Revitalization Implementation Plan (NRIP) discusses the benefits of implementing inclusionary zoning. Most of the development in Anderson is occurring in the northern portion of the city while the southern and lower income sections of Anderson lack growth and development. Members of the City Council Housing and Codes Committee have discussed the possibility of using inclusionary zoning to encourage development in these areas. "Inclusionary zoning" is a misnomer; it is a land use ordinance that assists local government in meeting its legal responsibilities under the housing element. It requires developers of multiple market rate units, say 25, 50, or 100, to include some percentage of affordable, lower-cost units, usually from 5 to 20 percent, within their development. The City of Anderson's NRIP also suggests that the City may possibly want to consider the use of linkage fees. The fees are a means for local governments to collect monies to help support affordable housing construction and are collected from nonresidential and market-rate residential development. The fees are placed in a trust fund for others to use in building lower-cost homes.

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

The City of Anderson's Community Development Department leverages its resources by developing and

fostering partnerships with not for profit organizations, businesses, and individuals. The department is also addressing the obstacle of meeting underserved needs by applying for other non-entitlement grants.

During the PY 2021, CDBG funds were targeted primarily throughout its designated redevelopment areas including: East Anderson, West Anderson, North Anderson, South Anderson, Appleton Mill. All of the areas are located in the southern portion of Anderson's city limits. The target areas were selected because of distress factors that include high concentrations of slum and blight properties as well as high concentrations of substandard housing conditions. High concentrations of low-income minority populations is also one of the determining factors the City used when creating redevelopment areas. Although the City's Housing Rehabilitation Program provides assistance to owner occupants on a "first come, first serve basis" all of the projects are located within a redevelopment area.

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

The City of Anderson follows HUD Guidelines and Policy as it relates to rehabilitation of housing. Community Development Department staff meets with contractors in its approved Contractors List to inform them of safe work practices, state and federal requirements/regulations as required for lead-based paint abatement. Additionally, the rehabilitation work is completed in accordance with its Housing Construction Rehabilitation Manual and includes both removal and encapsulation of lead-based paint when necessary.

During the rehabilitation process the City of Anderson presumes that lead based paint hazards are present and per 24 CFR, 35.930 performs evaluation and abatement on all applicable surfaces- deteriorated, impact friction, chewable surfaces and surfaces disturbed. An initial lead-based paint inspection is performed by a certified lead service provider on all homes rehabilitated by the City of Anderson Community Development Department. A copy of the Work Write Up is provided to the lead service provider to assist in identifying lead areas and adjusted accordingly to abate potential lead hazards.

The City's Rehabilitation Specialist also conducts interviews with homeowners, landlords and tenants during the initial lead-based paint inspections. Participants of the City of Anderson's Housing Rehabilitation Program are provided lead hazard information pamphlets and disclosures that include "Protecting Your Family from Lead in Your Home" and "Notices of Hazard Evaluation and Reduction."

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

Improving the quality of life and reducing the number of persons living in poverty is an important goal for the City of Anderson. The City's Community Development Department is the lead department within the City that addresses poverty. Community Development addresses this goal by sponsoring financial management workshops that are open to the public and free of charge. The City partners with the Community Housing Resource Board (CHRB) to sponsor workshops. The sessions focus on the importance of maintaining steady employment, budgeting and establishing and maintaining good credit

as well as reducing debts. All participants of the City's housing programs are provided homeownership/financial counseling.

The City partnered with CHRB to host a Landlord-Tenant Workshop on Thursday, May 19, 2022. A Representative from SC Legal Services of Greenville presented as the guest speaker. The workshop highlighted the rights and duties of tenants as well as the rights of landlords. Landlord-tenant law consists of rights and obligations each landlord and each tenant has with regard to the rental property.

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

Efforts are made to collaborate with public/private organizations and community stakeholders. The City of Anderson continues to coordinate with various service agencies, government departments, businesses, local municipalities, and non-profits to improve and expand services to low to moderate income persons and areas. These collaborations contribute significantly to the impact and the success of the programs

Whenever possible, the City of Anderson and Anderson County leverage resources by partnering on projects. Jurisdictional boundaries for the city limits of Anderson and Anderson County in some instances create a gap in the delivery of services. For instance, the housing rehabilitation services through the City of Anderson are available only to owner occupants within the city's redevelopment areas. Oftentimes persons living outside of these areas are seeking assistance. Anderson County will not use its HOME funds through the Consortium to rehabilitate properties located within the city limits but outside of the redevelopment areas, thereby creating a gap in services. The joint task force committee between Anderson City Council and Anderson County Council can possibly address these types of issues through a memorandum of understanding.

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

The City of Anderson has partnered with several local nonprofits to increase affordable housing for low to moderate income persons. The City is the lead agency for the Neighborhood Initiative Program (NIP) award and partnered with Nehemiah Community Revitalization Corporation (CRC) and the Anderson Community Development Corporation to acquire and demolish blighted structures throughout city redevelopment areas. Nehemiah CRC has long range plans to develop affordable housing units on these Neighborhood Initiative Program (NIP) sites.

The City also partnered with Homes of Hope to develop 61 Hills, a mixed income housing development, in the West Franklin/Southwood Street Neighborhood Strategy Area (NRSA) that includes affordable rental and homeownership units. The City of Anderson awarded economic development incentives to Homes of Hope for the project to leverage its funding.

Additionally, the City continued to partner with the Community Resource Board of Anderson to sponsor

education and outreach services that inform the community about fair housing, landlord and tenant rights, and down payment and closing costs assistance programs that are available. The City of Anderson continued to partner with SC Legal Services, Anderson Housing Authority, Habitat for Humanity, Homes of Hope, State Housing, Nehemiah CRC, First Citizens and AIM (Aim, Inspire, and Minister) to provide workshops.

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

Lack of information was identified as an impediment in the City of Anderson's Analysis of Impediments to Fair Housing Choice (AI). The City of Anderson in partnership with the Community Housing Resource Board sponsors workshops during the year that focuses on fair housing practices, the rights of landlords and tenants as well as credit and homeownership. During PY 2021, The City partnered with CHRB to host a Landlord-Tenant Workshop. A Representative from SC Legal Services of Greenville presented as the guest speaker. The workshop highlighted the rights and duties of tenants as well as the rights of landlords. Landlord-tenant law consists of rights and obligations each landlord and each tenant has with regard to the rental property.

The lack of affordable housing units was also identified as an impediment in the AI. Anderson continued to partner with Nehemiah CRC on its Neighborhood Initiative Program (NIP) award through the SC State Housing Finance and Development Authority.

Crime was identified as an impediment in the City's Analysis of Impediments to Fair Housing Choice. Throughout the 2020-2021 fiscal year the City of Anderson Police Department regularly attended community meetings to interact residents and to address their concerns. The Department has also been involved with the "Dream Team", a local initiative to increase dialogue between the Police Department, pastors/ministers and citizens to address concerns expressed by minorities regarding policing and crime in predominately minority neighborhoods. Officers are working with the community to increase patrol in areas where residents voiced concern about illegal activities occurring. The Dream Team has also sponsored initiatives to deter youth from crime. The Police Department's training program for officers at the Westside Community Center enables officers to patrol the nearby community and interact with residents, thereby deterring crime.

The City of Anderson's Neighborhood Revitalization Implementation Plan (NRIP) discusses the benefits of implementing inclusionary zoning. Most of the development in Anderson is occurring in the northern portion of the city while the southern and lower income sections of Anderson lack growth and development. Members of the City Council Housing and Codes Committee have discussed in the past the possibility of using inclusionary zoning to encourage development in these areas. "Inclusionary zoning" is a misnomer; it is a land use ordinance that assists local government in meeting its legal responsibilities under the housing element. It requires developers of multiple market rate units, say 25, 50, or 100, to include some percentage of affordable, lower-cost units, usually from 5 to 20 percent, within their development.

The City of Anderson's NRIP also suggests that the City may possibly want to consider the use of linkage fees. The fees are a means for local governments to collect monies to help support affordable housing construction and are collected from nonresidential and market-rate residential development. The fees are placed in a trust fund for others to use in building lower-cost homes.

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

The City of Anderson adheres to standards and procedures set forth by the Mayor and City Council. In addition, staff complies with all local, state and federal regulations in regard to implementation of its housing and community development requirements. Staff review the HUD Exchange and the HUD website, www.hud.gov. to ensure that it has the most current Notices, Final Rules and guidance in regard to program delivery. Staff also meet frequently to assess projects are being implemented according to the terms of the contract.

Throughout the year staff completes ongoing monitoring of its housing and community development projects. Staff facilitate meetings to discuss the status of projects and any other issues of concern. Staff perform on-going inspections and work closely with the Building and Codes Department to ensure that new construction and housing rehabilitation projects are compliant with the building codes. In addition, the progress of projects is tracked and monitored through the Integrated Disbursement Information System (IDIS). The system also enables staff to determine if the City's expenditures meet timeliness regulations. Staff prepare a report on projects that is submitted to the City Manager.

Comprehensive Planning Requirements

The comprehensive planning requirements include the community planning and development process of the 5-Year ConPlan, subsequent AAPs, and CAPERs as per 24 CFR 91 Subpart A, C & F. Citizen participation is a vital part of the consolidated plan process, and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide staff to gather community input which is an essential component in identifying the priority housing and community development needs in the County.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CDBG funding annually. At the end of each AAP program year, the City reports on the accomplishments and performance of the program through the CAPER (performance report). Citizen participation is required in the development of each of these stages as per 24 CFR 91.105.

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.

The City of Anderson takes efforts to provide citizens with reasonable notice and opportunity to comment on performance reports. Prior to hosting a Public Hearing or a Public Comment Review Period, they are advertised in the Anderson Independent Mail, and on the City's website. In addition, flyers are posted at City Hall, the City's Municipal Business Center, Anderson County Library and several community centers.

PUBLIC COMMENT PERIOD: Citizens are invited to review and make comments on the draft 2021 CAPER. The draft CAPER will be available for (15) fifteen days beginning **September 8, 2022 to September 23, 2022**, and comments concerning the draft CAPER must be received by September 23, 2022. The draft CAPER will be available at the Community Development Department office at 601 S. Main Street, Anderson, SC 29624 and online on the City website at: <https://www.cityofandersonsc.com/community-development/>. Written comments on the draft plan are welcome and may be sent to the address above or emailed to the Community Development Manager at: dtilley@cityofandersonsc.com

PUBLIC HEARING: A public hearing will be held on **September 19, 2022 at 4:00 PM**. A presentation of the CAPER will be made and comments from citizens are welcome. The public hearing will be held in Council Chambers on the first floor of City Hall at 401 S. Main St., Anderson, SC 29624. For more information on the public hearing please contact the Community Development Manager at (864) 231-2223 or via email: dtilley@cityofandersonsc.com

Disability & Translation Assistance: In accordance with the American With Disabilities Act (ADA), with at least one business day of advanced notice, the City shall provide assistance and special arrangements for those who are disabled in order to provide information and services concerning federally funded programs. All visual aids used in the City Council Chambers are displayed on large screens to help all sighted people to see them better and all public meetings are held in buildings which are accessible to the handicapped. Translation services will also be provided for persons who may need assistance reviewing printed documents, reports and/or other related materials. Citizens may contact the Community Development Department Office at (864) 231-2242 at least 24 hours in advance to request such services.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

PY 2021 is the second planning year of the 5-Year 2020-2024 Consolidated Plan and there are no changes to the overall priorities and goals of the 5-Year Plan. The priority needs and goals continue to serve as the basis of the 5-Year Plan, and the City does not anticipate any changes to the program goals or target outcomes.

While the City did not change any of the priorities or goals of the 5-Year Plan, the City did substantially amend the PY 2021 AAP to reallocate unspent prior year funds intended for housing programs towards the D.B. Walker Park Public Facility improvement which entered its phase II of development. This included adding a new playground and surfacing improvements at the park.

CARES

In direct response to the pandemic, the federal CARES act was signed into law to assist communities in their efforts to prevent, prepare for and respond to the coronavirus. Federal funds were awarded in three rounds, of which the City of Anderson as a CDBG-CV recipient was awarded funds in Round 1 and Round 3 of the grant allocation. The City substantially amend the 2020-2024 Consolidated Plan to provide assistance to residents affected by the COVID-19 pandemic. CDBG-CV funds were provided for public service and economic development activities that went to prevent, prepare for and respond to the pandemic among LMI individuals and families. In PY 2021 the City continued to monitor the needs of citizens as it relates to the pandemic. Programs and activities that have been set up to address these needs are ongoing, and at this time the City doesn't expect any changes to the CDBG-CV program goals or outcomes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG
Total Number of Activities	1
Total Labor Hours	52
Total Section 3 Worker Hours	40
Total Targeted Section 3 Worker Hours	3

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0
Direct, on-the job training (including apprenticeships).	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0
Held one or more job fairs.	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0
Assisted residents with finding child care.	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0
Assisted residents to apply for, or attend vocational/technical training.	0
Assisted residents to obtain financial literacy training and/or coaching.	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0
Provided or connected residents with training on computer use or online technologies.	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0
Other.	

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

On October 29, 2020 HUD made effective the Final Rule, which set new benchmarks for Section 3 under 24 CFR 75. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of the Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to tracking the total labor hours worked.

As applicable to the City, the benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project.

Section 3 Projects cover housing rehab/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of \$200,000. A \$100,000 project threshold applies to grants under HUD's Lead Hazard Control and Healthy Homes programs. The City had one activity that met the threshold as defined as a Section 3 project.

Activity #989, which was the Housing Rehabilitation development on 221 I Street. The activity had 52 labor hours with 40 hours from a Section 3 Worker and 3 hours from a Targeted Section 3 Worker. This met the benchmark for both categories Section 3 workers.