

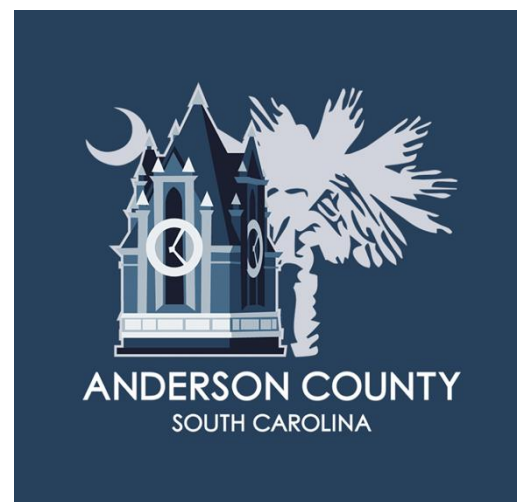
# Anderson County, SC

HOME-American Rescue Plan Grant  
Allocation Plan

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# HOME-ARP Allocation Plan

**Participating Jurisdiction:** Anderson County, SC

**Date:** 7/20/2022

## Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$2,142,273 to Anderson County, South Carolina for a new grant called the Home Investment Partnerships Grant American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the County must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted and approved by HUD. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and public engagement. The following is the County's HOME-ARP Allocation Plan.

## Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), 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, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

### *Summarize the consultation process:*

Anderson County’s consultation process was made up of an online survey and one-on-one discussions. The primary component was developing and disseminating an online stakeholder survey in order to capture broad assessments of the community needs and areas for ARP allocation. The online survey was open from March 8, 2022 through May 31, 2022. The survey included seven ARP program-specific questions and one open ended comments for community needs assessment. The survey received 23 respondents, including those representing homeless services providers, the Continuum of Care (CoC), Fair Housing agencies, affordable housing developers, domestic violence advocacy groups, and others.

### *List the organizations consulted, and summarize the feedback received from these entities.*

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>United Housing Connections</b>	Continuum of Care Lead; Homeless Service Provider	Survey	Unmet Need: Affordable single units for individuals experiencing homelessness. No units available for low-income households. We need affordable housing solutions for low-income households and non-congregate shelters. The need is great for non-congregate shelter options; we need to build units people can afford.
<b>City of Anderson Housing Authority</b>	Housing Authority	Survey	Gaps in current system: Great need for transitional housing linked to case management. Need more 1- and 2-bedroom units, especially for the elderly and disabled. NCS is one of the best needs to provide proper assessment as to the individual causes. It can combine medical assessment with other case management but should be divided between families and singles.
<b>SC Vocational Rehabilitation</b>	Disability Service Provider	Survey	Unmet needs: Affordable housing.

<b>A Place for Us Ministries</b>	Shelter: Group home for women between 13-28 yrs	Survey	Top unmet needs are McKinney-Vento Supportive Services. Need more housing for low income and single mothers
<b>Anderson County</b>	Local Gov't/Fair Housing	Survey	Lack of affordable housing; low incomes are major issues. Need more development and rental assistance.
<b>Upstate Fatherhood Coalition</b>	Service Provider	Survey	Unmet need: There are not enough affordable housing units available. The development, construction, and rehabilitation of housing, shelter and transitional housing are much needed.
<b>MARYS House</b>	DV Shelter	Survey	Housing seems to be going to people who work the system, not need the system to assist them to get back to independent living.
<b>Anderson-Oconee-Pickens Mental Health</b>	Homeless and Veteran Service Provider	Survey	Several boarding homes were closed in the last 3 months which greatly increased the homeless population. NCS might help: The homeless people would love to have a warm, dry place where they would feel safe enough to sleep and not worry about their belongings getting stolen. Something like a motel room would be great; it doesn't have to be fancy. The community has rallied around a couple of its homeless to provide shelter during cold weather. A fund at some of the motels for that kind of need is an idea.
<b>HOPE Missions of the Upstate</b>	Homeless Service Provider	Survey	Only 1 shelter in county - hard for those experiencing homelessness to even begin the process of working out of homelessness because of lack shelter, long wait lists for affordable housing. Need NCS: individual rooms would be a wonderful way to provide privacy for those we serve and increase the opportunity to offer wrap-around services to those in need.
<b>Rebuild Upstate</b>	Fair Housing Organization	Survey	There are many low-income owner-occupied homes in need of repairs to protect the home and the family living inside. We estimate that there are 5,000 such homes within Anderson County based on a national study. These are homes (and assets) that need to be preserved vs. vacated and demolishes/repurposed into rental inventory. Additionally, while there are shelters for individuals, family appropriate shelters are limited in availability for homeless families in Anderson County.
<b>Department of Social Services</b>	Gov't Dept	Survey	Unmet Need: Assisting people with homes to be able to keep them up and pay taxes etc. We have many elderly become homeless because they are

			not able to afford to keep up their homes. Supportive services are very important. Some homeless served in the war and have PTSD. Some have addictions that they have to get help with before they can move forward.
<b>Anderson County Veteran Affairs</b>	Veterans Group	Survey	There is no dedicated house assistance for Veterans in Anderson County. All of the programs for Veterans are Greenville. The funds should be used to assist in keeping people in their current homes and help others get off the street and into some sort of better living conditions. NCS would be a great option especially for families. We have had Veteran families leave the Area because this service is hard to find in our area.
<b>The Zone</b>	Service Provider - Youth	Survey	There is not enough shelter that provides the right support to empower housing. The paperwork given at agencies to assist with needs is very intimidating and a lot of agencies can be very discouraging when seeking help with housing or other assistance.
<b>Habitat for Humanity Anderson</b>	Affordable housing	Survey	Needs: Lack of affordable homeownership options, lack of affordable rentals, lack of transitional housing, and lack of emergency shelter. Affordable housing is a large spectrum and the need continues to rise in our community.
<b>Anderson Interfaith Ministries</b>	Nonprofit direct service provider	Survey	Not enough available and/or affordable housing. Not enough assistances for homeowners. Need Mental Health/transportation/child-care/housing counseling.
<b>The Salvation Army</b>	Homeless Service Provider	Survey	Biggest need: Availability of affordable rental properties. Transitional shelter and housing may help address this issue by providing semi-independent housing after receiving emergency shelter. Last year the Salvation Army and Anderson County discussed developing a tract of 35 acres which the Salvation Army owns into a mixture of single and multi-family housing units. The discussion included constructing a center for youth and adult education and a law enforcement substation. Perhaps HOME-ARP funds could be allocated for this purpose.
<b>The LOT Project</b>	Homeless Service Provider	Survey	Severe lack of capacity. Only one true "shelter" (Salvation Army) with a very limited number of beds. Limited support for those suffering from mental health, emotional trauma, or other issues that complicate their homelessness. No medical respite services for those coming out of criminal

			justice system or hospital that also have extended healthcare needs.
<b>Faith Food Bank</b>	Homeless Service Provider - Food	Survey	Tenant-Based Rental Assistance is highly needed. Rehab for affordable rental housing could help.
<b>Rebuild Upstate</b>	Affordable Housing Preservation	Survey	There are many low-income owner-occupied homes in need of repairs to protect the home and the family living inside. We estimate that there are 5,000 such homes within Anderson County based on a national study. These are homes (and assets) that need to be preserved vs. vacated and demolishes/repurposed into rental inventory. Additionally, while there are shelters for individuals, family appropriate shelters are limited in availability for homeless families in Anderson County. I would like to see Anderson County invest more funding into low-income owner-occupied home repair/rehabilitation.
<b>Crossover Community Church</b>	Church - nonprofit	Survey	Inability to handle influx of northern states' migration to our county. Lack of knowledge amongst general population of what is/isn't available. Lack of safety and manpower in current shelter system. Greatest requests for assistance from us has been utility costs, rental assistance, and location services.
<b>Family Promise of Anderson County</b>	Homeless Service Provider	Survey	There is a current gap in sheltering those who are elderly, fully disabled, and lack shelter for families. Shelter participants have difficulty obtaining housing due to the lack of affordability and availability. There is a need for housing willing to rent to those who may have experienced eviction, especially during this pandemic. The county would benefit from having more services providing housing counselling accompanied by financial assistance. HOME-ARP funds could be used to fund services focusing on housing counseling and prevention. Our community has a gap in preventive resources. This will assist in strengthening our community instead of providing band aids creating opportunities for an evolving door.
<b>Anderson Emergency Kitchen</b>	Homeless Service Provider - Food	Survey	Availability of transitional housing and affordable, safe rental properties and affordable homes. 24/7 public transport county-wide. We need more small- to mid-sized homes, from 1 bedroom and bath to 3 or 4 bedrooms and 2 or 2.5 baths to accommodate the broad spectrum of persons families in need of safe, accessible, affordable

			rental housing. Neighborhood developments might work best so long as there are community amenities included such as a community center, playgrounds, dog parks, daycare, senior center, etc.
<b>Anderson Chapter of the Period Project</b>	Homeless Service Provider	Survey	Not enough emergency shelter beds in Anderson county as well as rental housing market very expensive. Plenty of food available but often a long way to walk between sources.



## **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 July 27, 2022***
- ***Public comment period: start date - 7/28/2022 end date - 8/12/2022***
- ***Public hearing: 8/8/2022***

The public hearing was held in-person at Anderson County Historic Courthouse, 101 S. Main St., Anderson, SC 29624, and virtually (via Microsoft Teams) to allow for maximal flexibility of anyone who wanted to attend.

***Describe any efforts to broaden public participation:***

The public hearing was conducted in-person and virtually to provide a range of engagement opportunities. In addition to the public notice and public comment period, Anderson County sent invitations via email to key stakeholders in the community to solicit input. Key stakeholders included representatives of social service organizations, homeless services providers, members of the CoC, Veterans groups, affordable housing providers, and other nonprofit organizations. Anderson County also posted the draft HOME-ARP allocation plan on the County's website to facilitate comments.

***A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.***

***Summarize the comments and recommendations received through the public participation process:***

The one-time funding HOME-ARP provides an opportunity to substantially increase the availability of non-congregant shelter and transform the working relationship between government entities, private providers and non-profit agencies in Anderson County to ensure a long-term framework and plan is developed and implemented to address the many facets of homelessness. Support and insights for successful acquisition of additional emergency shelter space and interim housing was received.

Some disappooint that no additional permanent affordable housing will be provided was also shared.

While it may not appear cost effective in the short-run, concentrating large populations of people experiencing homelessness in one location may ultimately repeat the negative issues we now see in public housing. As we look at implementing non-congregant housing in Anderson County, please include requirements to create multiple units geographically located in strategic neighborhoods with between 8 and 16 units each. The selected neighborhoods are extremely important. Data suggests the significance of living in an "amenity neighborhood" vs a "nonamenity neighborhood." The implicit goal of non-congregant housing for those experiencing homelessness is to improve their quality of life and serve each person as they become productive

members of society. We need to set people up for success with great focus on intentionality — housing is foundational. The location of the housing is an important part of the solution.

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

No applicable, all comments were accepted..

## Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. 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. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

### Homeless Needs Inventory and Gap Analysis Table – Coverage includes entire CoC region

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	32	6	71	71	0								
Transitional Housing	0	0	40	40	0								
Permanent Supportive Housing	17	8	26	26	0								
Other Permanent Housing						#	#	#	#				
Sheltered Homeless						3	123	6	13				
Unsheltered Homeless						1	109	12	14				
<b>Current Gap</b>										--	10	-95	-95

**Data Sources:** 1. CoC Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

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

**Homelessness**

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness. The 2020 Upstate Continuum of Care PIT count data was used to capture the most recent and relevant homeless population data due to alterations in methodology during the 2021 count to mitigate the effects of the COVID-19 pandemic.

According to the 2020 PIT count data for Anderson County, there were 272 total persons who were homeless, 109 in an emergency shelter, 50 in traditional housing, and 113 (41.5%) were unsheltered<sup>1</sup>. White/Caucasian males are the largest demographic of people experiencing homelessness. Just over 41% of people experiencing homelessness are White, 29% are Black or African American males. The count noted 46 white females, 31 black females were homeless, three homeless persons were male American Indian or Alaskan Native and one identified as black transgender. Just over 71.6% of homeless individuals are Male. Of the 272 total persons, 59 were chronically homeless (21.7%), 17 were veterans, 103 individuals reported having a disability, and 37 are victims of domestic violence and another 12 were fleeing DV.

**Populations At-risk of Homelessness**

HUD defines those at risk of homelessness as individuals and families who have an income at or below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD's 2014-2018 CHAS data, the county has an estimated 8,165 households with incomes at or below 30% AMI, (10.7% of all county households). Sixty-three percent of these households are renter households. Households at-risk of homelessness include an estimated 8,015 households who are severe cost burdened, paying over 50% of their income toward housing and 8,790 who are cost burdened (above 30%, less than 50%). An estimated 4,125 extremely low-income (<=30% AMI) renters are cost burdened at the 30% mark.

Additionally, according to ACS data, 53.2% (4,692 households) of cost burdened renters earned less than \$20,000 between 2016-2020, while only approximately 3,564 rental units offer a gross rent price within the needed range to prevent being cost burdened. In other words, there is a lack of about 1,128 affordable rental units countywide for households making under \$20,000 a year.

**Victims of Domestic Violence or Human Trafficking**

In 2021, eight human trafficking cases in Anderson County were reported to the Human Trafficking Hotline. The actual number of cases are estimated to be much higher, but there is often a lack of training and awareness to identify victims within service provider organizations. According to the South Carolina Human Trafficking Task Force 2021 Annual Report, Anderson

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<sup>1</sup> Note PIT Count numbers in this narrative section reflect persons, not households as in the charts above.

County was the sixth highest county in the state of reported human trafficking incidents. In the State of South Carolina, victims are most frequently females, both adults and minors, experiencing sex trafficking. Due to lack of resources, county level data of the number of domestic violence and county in the region is not available. In 2019, a total of 27,809 adult and children were victims of domestic violence received support services, primarily emergency shelter, in South Carolina.

### **Other - requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability**

There is a large overlap between those at-risk of homelessness (above data) and households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordability is the primary issue highlighted in data and consultation. Of the severe cost burdened, 2,880 are households who are also in the extremely low-income range ( $\leq 30\%$ ) and considered at greatest risk of housing instability.

While there is insufficient data sources that match the exact definition of QP #4, we can glean general demographics and need from looking at the County's poverty levels and characteristics. Poverty is often a direct correlation as it relates to households requiring housing assistance to prevent homelessness or to those being at-risk of housing instability. According to ACS, there are 26,823 (13.6 % of County) residents below the poverty level, of which 33% are under 18 years old and 17.4% are above the age of 60. Of those living under the poverty level, an estimated 17,037 are White, 7,879 are Black or African American, 79 are Asian, 2,224 are Latino, and 990 are mixed race. There are more females (15,380) under the poverty level than males (11,443).

### ***Describe the unmet housing and service needs of qualifying populations:***

#### **Homeless Populations**

The primary unmet need as it pertains to homeless needs inventory is the availability of beds and units for adults who are experiencing homelessness. There is a need for an estimated 100 beds in order to provide housing services for adults. Additionally, the bulk of the beds available are emergency shelters and may not help residents escape homelessness or address housing insecurity.

The common theme from the stakeholders mirrored the data, the unmet need of safe and affordable rental housing or adequate NCS and emergency shelter was highly noted in feedback and survey. Regarding the ability to address homelessness, Anderson County does not have sufficient beds to provide emergency shelter to the current population of unsheltered homeless persons in the County.

McKinney-Vento Supportive Services (outreach, shelter, transitional housing, supportive services, short-term rent subsidies) were also listed as a top priority need. Stakeholder feedback cited case management frequently must address various causes of homelessness that require referrals to peer social services agencies, including: addiction, mental and other health crises or

disability, incarceration, and termination or dysfunction in key social or familial relationships—these services need further support whether capacity building, financial support, expansion. Stakeholders highlighted need for more interagency coordination that provide housing to individual with disabilities and low or no income.

### **Populations At-risk of Homelessness or Housing Instability (Other)**

2015-2019 ACS data estimate county rental vacancy rates at less than twelve percent, but these units are unattainable for many households. Further, ACS estimates 46% of the county's renters are costs burdened (paying over 30% of income to housing costs). Lack of inventory and an affordability gap challenges both populations recovering from homelessness and those households at risk of homelessness. Those at-risk of homeless or housing instability need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Supportive services such as housing or financial counseling, landlord mediation for eviction proceedings will also benefit these groups. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly.

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

South Carolina lacks specialized housing programs for both minor and adult human trafficking victims throughout the state. There are no victim service providers in Anderson County that specialize in serving human trafficking victims, so victims in need of emergency shelter and housing services are referred to other homeless providers. Homeless shelters available do not adequately meet the complex needs of victims.

There are no domestic violence service providers in the county that offer shelter and housing assistance to domestic violence victims. South Carolina Coalition Against Domestic and Violence and Sexual Assault reported that 736 domestic violence victims were turned away from shelter across the state due to lack of space in 2019. Domestic violence or human trafficking survivors need specialized housing security, healthcare, and counseling services (to included networking and economic independence).

### **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 needs for the populations needing assistance to prevent homelessness or at risk of greater housing instability mirror those from above, including the need for supportive services, such as case management, and development of affordable rental housing units. Housing counseling, mental health services, and homeless prevention are also unmet needs for those at greatest risk of housing insecurity.

*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:*

The **South Carolina Upstate Continuum of Care (CoC)** is a network of providers that coordinate and support the delivery of housing and services to individuals experiencing homelessness. The CoC serves 13 counties in upstate South Carolina, including Anderson County.

**United Housing Connections (UHC)** coordinates the CoC's efforts across all 13 counties, is the leading provider of homeless services, and acts as HMIS administrator for the CoC.

**Anderson Interfaith Ministries (AIM)** is a nonprofit organization that provides homeowner repairs assistance, a robust daily food pantry, financial stability services, support of young mothers, and more to individuals and families in Anderson County.

**Family Promise of Anderson County** coordinates local faith-based organizations through the Interfaith Hospitality Network to support families experiencing homelessness. They provide case management services for families and individuals as well as overnight shelter beds and access to Transitional Housing.

**Haven of Rest Anderson** provides Emergency Shelter and supportive services to men and women in Anderson County.

**Deborah's House for Women** provides Emergency Shelter for women who have just been released from prison.

**The Salvation Army's Stringer Emergency Lodge** provides Emergency Shelter and supportive services for men and women in addition to family stabilization units to help families get back on their feet.

**The Bridge Center** is an inpatient addiction treatment facility for men in Anderson.

**Anderson Emergency Soup Kitchen** provides daily nutritious meals to individuals who are hungry.

**Clean Start of Anderson** provides showers, laundry services, hygiene items and clothing to people experiencing homelessness.

**Piedmont Emergency Relief Center** provides weekly food pantry services to families in need.

**Anderson Housing Authority** provides affordable housing options for individuals and families in Anderson.

**HOPE Missions** homeless service provider for with shelter, food services, skill building opportunities. Helps operate Honey's Place for access to breakfast and social opportunities.

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

As noted above, the primary gap in the shelter and housing inventory is the availability of beds and units for adults with no children present. There is a need for an estimated 100 more beds for this population. The availability of housing units does not meet the needs of the qualifying population. There is a need for quality affordable housing units of multiple sizes in neighborhoods throughout the County. Housing inventory gaps include affordable 1-bedroom and 2-bedroom units. Vacancy rates of rental housing are extremely low and underscores the importance of creating and preserving affordable rental housing that can address the housing needs of the most vulnerable.

***Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of "other populations" as established in the HOME-ARP Notice:***

Anderson County does not plan to formally adopt a definition of "other populations, it will focus its HOME-ARP activities to assist homeless populations, those at-risk of homelessness, and persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

***Identify priority needs for qualifying populations:***

HOME-ARP qualifying populations have many competing needs. The needs overlap, but also vary amongst these populations. Those who are experiencing or are at-risk of homelessness need more affordable housing and shelter options that provide short-term, mid-term, and long-term interventions. Lack of shelters and available beds was highlighted by multiple stakeholders. Ongoing supportive services and case management to assist families in need and homeless populations achieve housing stability is also a top priority. Finally, the recognition of lack of available affordable housing is underscored by stakeholders and County leaders and residents alike. Based on the analysis above and consultation with key stakeholders, the County has identified the following priority needs:

1. Acquisition & Development of Non-Congregate Shelter
2. McKinney-Vento Supportive Services
3. Availability of Affordable Rental Housing
4. Non-Profit Operating and Capacity Building

Based on the needs identified and an assessment of current programs available, it was noted that current efforts to fund supportive serves and development of affordable rental housing exist. There is no current initiative to develop Non-Congregate Shelter facilities or increase capacity to operate or expand these services. Given the high cost of developing a new shelter and the relatively small allocation of funding, non-congregate shelter facilities and operating capacity were identified as the primary focus with development of a new shelter facility the top need.



In addition to meeting a need not currently addressed, using the funding for developing a shelter was seen as the most efficient use of funding because it provided the most return on the investment. Allocation of funds to development and operation of a shelter was also prioritized with the knowledge that additional efforts are already focused on supportive services and development of additional affordable rental housing with existing funding. These combined factors led to the decision to allocate the funds to development of a new shelter facility and building capacity to operate the facility.

Due to the reasons stated above, the Consortium has chosen not to allocate any funds to TBRA, McKinney-Vento Supportive Services, or developing affordable rental properties.

***Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:***

To determine the level of need and gaps Anderson County looked at both qualitative and quantitative measures. Data from the US Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area. The takeaways from data analysis and stakeholder input were incorporated into the needs assessment.

## **HOME-ARP Activities**

***Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:***

The County expects to administer programs directly. Once the County has received the full HOME-ARP grant award from HUD, the County will conduct a Request for Proposals for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or Community Housing Development Organization (CHDO) is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant's project scope as it pertains to the outlined priority needs in this plan as well as the applicant's familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

***If any portion of the PJ's HOME-ARP administrative funds were 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:***

The County will administer the program. The County used a portion of the HOME-ARP administrative funds to procure Civitas, LLC, a HUD grants management consultant to assist in the development of the HOME-ARP allocation plan. Civitas assisted the County with data collection and analysis, stakeholder outreach, and Allocation Plan development.

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. The following table may be used to meet this requirement.

**Use of HOME-ARP Funding**

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$0		
Acquisition and Development of Non-Congregate Shelters	\$1,606,707		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$0		
Non-Profit Operating	\$107,113	5 %	5%
Non-Profit Capacity Building	\$107,113	5 %	5%
Administration and Planning	\$321,340	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$2,142,273</b>		

***Additional narrative, if applicable:***

**Acquisition and Development of Non-Congregate Shelters**

The County will allocate approximately 75% of HOME ARP funds towards Acquisition and Development of Non-Congregate Shelters in the amount of \$1,606,707. The County’s goal is to produce an additional 25-30 beds/efficiency units throughout the region to provide support to qualifying populations.

**Non Profit Operating**

The County will use the 5% allowance for Nonprofit Operating so that agencies seeking to expand agency operations to successfully carry out eligible HOME-ARP activities can have some additional funding support. Eligible costs include salaries for new hires and other employee compensation and benefits, costs related to employee training, or other staff development.

**Non-Profit Capacity Building**

The County will use the 5% allowance for both Nonprofit Capacity Building so agencies can improve their capacity to successfully carry out eligible HOME-ARP activities can have some additional funding support. Eligible costs include salaries for new hires and other employee compensation and benefits, costs related to employee training, or other staff development.

**Administration and Planning**

The County will use the 15% percent of the administration and planning funds for costs of overall HOME-ARP program management, coordination, monitoring, and evaluation. Eligible costs may include salaries, wages, and related costs to the County’s staff and/or administrative services performed under third party contracts and agreements.

***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 County has identified activities that will assist individuals and families of the most vulnerable qualified populations. The gap analysis shows that there is a need to strengthen the County's crisis response system to connect those experiencing homelessness or at risk of homelessness with housing quickly, and provide services when needed. One of the major gaps in the County's homeless inventory is access to emergency shelter (including non-congregate) and affordable housing.

Access to this type of housing is a current gap in the system. Emergency shelter and interim housing can help to fill this gap to strengthen the crisis response system. The HOME-ARP grant provides an opportunity to assist households with temporary supportive housing through the acquisition and development of non-congregate shelters. These shelters will not only help those experiencing homelessness, but they will also assist families or individuals who fleeing, or attempting to flee, domestic violence and sexual assault. Development of NCS can help address these needs directly.

Many of the individuals and families who receive assistance to mitigate homelessness or to flee violent circumstances require all-encompassing services that are population specific with their housing because of the compounding and complex challenges they face. The County will continue to support organizations that provide supportive services to help program participants achieve self-sufficiency. Local organizations that provide eligible supportive services will increase their capacity to provide appropriate services to the County's QPs with additional HOME-ARP funding.

### **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:***

N/A - Bulk of funds going to NCS acquisition/development.

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

N/A

## 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:*

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Anderson County will not provide preferences to any population or subpopulation.

## HOME-ARP Refinancing Guidelines

The County does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.