

# Spartanburg County, SC

HOME-American Rescue Plan Grant  
Allocation Plan



Spartanburg County Community Development  
9039 Fairforest Road  
Spartanburg, SC 29301

Office: 864-595-5300

Website: [spartanburgcounty.org](http://spartanburgcounty.org)

## [Table of Contents](#)

<b>INTRODUCTION .....</b>	<b>3</b>
<b>CONSULTATION .....</b>	<b>3</b>
<b>PUBLIC PARTICIPATION .....</b>	<b>9</b>
<b>NEEDS ASSESSMENT AND GAPS ANALYSIS .....</b>	<b>10</b>
<b>HOME-ARP ACTIVITIES .....</b>	<b>18</b>
<b>HOME-ARP PRODUCTION HOUSING GOALS .....</b>	<b>19</b>
<b>PREFERENCES.....</b>	<b>20</b>
<b>HOME-ARP REFINANCING GUIDELINES.....</b>	<b>20</b>
<b>SUPPORTING DOCUMENTS.....</b>	<b>21</b>

# HOME-ARP Allocation Plan

**Participating Jurisdiction:** Spartanburg County, SC

**Date:** 9/18/2022

## Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$2,122,446 to Spartanburg 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

### *Summarize the consultation process:*

Spartanburg County's consultation process consisted of developing and disseminating an online stakeholder survey in order to capture broad assessments and recent observations of the community needs and areas for ARP allocation. The online survey was open from March 17, 2022 through June 30, 2022. The survey included seven ARP program-specific questions and several open-ended comments for community needs assessment and feedback. The survey received 21 respondents, including those representing homeless services providers, the Continuum of Care (CoC), Fair Housing agencies, affordable housing developers, domestic violence advocacy groups, Veteran's Groups, and others.

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

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>Community Revitalization Partnership Committee of Una Saxon and Arcadia</b>	Fair Housing Organization	Survey	Unmet need: Lack of decent rental homes. Houses sitting empty abandoned. Landlords that do not have tenants that take care of properties. Substandard homes not up to code being rented put tenants at risk. Older mobile homes allowed into the county 50 + years old and being rented some have burned. Ordinances needed to protect tenants and home buyers. The homeless need to have continuous support or aftercare when they receive a home or a room and are off the street that has to be part of any program, or it won't work.
<b>Genesis Homes, Inc.</b>	Fair Housing Organization	Survey	Unmet need: An expanding gap between the number of available affordable rental units and the number of families, seniors and individuals who are in the Low- to moderate- income (LMI) population and cannot find safe, quality affordable rental housing. Eviction prevention programs to pay past due rent, utility past dues and security deposits along with a couple of months rent. Housing facilities for single parents with teen children
<b>Habitat for Humanity of Spartanburg</b>	Fair Housing Organization	Survey	Very little decent and affordable rental available, very little assistance with paths to home ownership. Housing counseling is fairly readily available; need more case management & therefore homelessness prevention
<b>Middle Tyger Community Center</b>	Homeless/LMI service provider/ Continuum of Care member	Survey	Not enough places for families to actually live - transitional housing programs, affordable housing, etc. Funding for Case Managers to guide families through the journey of homelessness to stable housing. Please use this funding to create affordable housing in the Western portion of Spartanburg County and use it to pay for case managers to journey with families from crisis to stability.
<b>Opportunity Hub!</b>	Homeless Service Provider/Contin	Survey	No Low Barrier Shelter. Immediate need! I would suggest that individual rooms be considered a form of low-income housing in addition to a traditional bunk style shelter. Per

	uum of Care member		the current residential building codes, it is near impossible for a developer to build "affordable housing" for a profit. In the past building codes, one allowed for Boarding Style Homes. Sleeping rooms with shared bathrooms, showers and / or kitchens. I have read about a new trend in other cities are where developers are building "Micro" apartments a new branding of Boarding Houses.
<b>Project R.E.S.T.</b>	Domestic Violence Service Provider	Survey	The available housing is not affordable. The affordable housing is not safe. Tenant-based rental assistance (TBRA): 6 months of rental assistance, deposits, and utility deposits for victims of domestic violence seeking to leave an abusive home. Acquisition of sites throughout the county that would provide affordable housing. Single women with no children need non-congregate shelter.
<b>South Creek Development, LLC</b>	Affordable Housing Developer	Survey	The largest gap we see is the limited amount of affordable housing units in the market. The development of new affordable units is difficult in the current environment due to very significant increases in construction costs and increasing interest rates. HOME-ARP funding for the development of new affordable units would help offset these increases and make the development of more units feasible.
<b>Spartanburg County Foundation</b>	Funder and convener	Survey	Top unmet needs: There doesn't seem to be enough beds in the County to meet the need with the Miracle Hill Mission being the only shelter and SPIHN only able to serve a limited number of families at time. There's also a lack of transitional housing for those coming out of homelessness and then a lack of affordable housing to assist with homelessness prevention. In terms of service delivery, there could be a more proactive approach to prevention by aiding at the early stages of potential homelessness vs. the crisis point or when an individual has become homeless. There also needs to be significant emphasis on the connection between mental health and homelessness. Mental health services have to be part of the service delivery. Assisting with rehabilitating the housing that is currently affordable, particularly the "mill hill" homes in rural communities, could help with increasing the quality of life for renters and also keeping

			rent at an affordable level by assisting landlords in repairs.
<b>Spartanburg County School District Five</b>	School District/ McKinney Vento Liaison	Survey	Lack of shelters for families and unaccompanied youth, Lack of Affordable housing outside city limits. In addition to affordable housing and rental assistance more efforts can be made to provide job training, credit counseling, and money management/financial literacy/budgeting to help with recovery and maintaining stability.
<b>Spartanburg County School District One</b>	School District/ McKinney Vento Liaison	Survey	Unmet needs: Support for rental assistance and utility.
<b>Spartanburg Housing</b>	Housing Authority	Survey	Biggest unmet needs: Lack of affordable rental units available. There is often a need for assistance with security deposits and short-term rental assistance. Funds can be used to assist with the deposits that are needed for utilities. HOME-ARP funds should be used to purchase land and finance new construction. Also, funds can assist with housing preservation.
<b>Spartanburg Interfaith Hospitality Network</b>	Homeless Service Provider/CoC member	Survey	Unmet needs: Safe places for homeless people to sleep. Much more robust and experienced case management services. Critical need for Mental health and counseling support. Critical need for Addiction detox services. Affordable transitional housing. Permanent supportive housing. Experienced case managers, with mental health backgrounds are desperately needed. Operations funding for shelter programs and supportive services is also needed. Safe places for the homeless to stay with a resource to help them get to the next phase in their journey to independence readily available.
<b>Spartanburg Regional Foundation</b>	Non-profit Foundation that supports the Spartanburg Regional Healthcare System	Survey	Unmet need: lack of available housing due to increased homeless population reasons related to covid, addiction, mental health, etc. Our priority is to see more rehabilitation.
<b>The Haven Inc</b>	Homeless Service Provider	Survey	We lack housing inventory overall. The housing inventory that is available is not affordable. Emergency Shelter is a necessity and should be for Emergency - Short term stays. Without

			affordable, available housing; shelter stays are becoming more common and long-term stays. Also, non-congregate Shelter units in our experience are more effective as many of the homeless are unable to stay in congregate settings. TBRA: 1) Rental Assistance - Rental rates are continuing to rise, making housing a burden and unaffordable to most. 2) Deposits - Moving into a new unit is expensive. By assisting with the deposit, families & individuals can cover the other moving costs (1st month's rent, U-Haul, etc.) Supportive Services: Housing counseling is important to homelessness prevention. Many do not know how to manage their finances. It would be great to have counseling on budgeting, predatory loans, banking, savings, loans, home ownership, rent to own, etc...
<b>The Salvation Army of Spartanburg</b>	Various Social Services with Finance Assistance	Survey	Many homeless people are in the cycle of poverty that they need help to break it, so through sheltering and housing programs, they need to get job trainings and housing counseling rather than putting them in a shelter or giving them rental assistance. If the funds help them for a month of their rent or a few months, they will be evicted again because they don't have any jobs to become self-sufficient to keep their life ongoing. the main problems is how to break the cycle of poverty.
<b>TOTAL Ministries</b>	Human Resources	Survey	At TOTAL, we have people coming in every day in need of rental assistance or housing (we do not provide housing). We know there are long waiting lists for housing. We also realize we are one of the few agencies offering non COVID assistance.
<b>Unitarian Universalist church of Spartanburg</b>	Nonprofit Church	Survey	There is a poor continuum of services in the county, beginning with a lack of prevention and outreach, a lack of services (food, counseling) that do not require proof of residency, and a lack of support/ affordable housing.
<b>United Housing Connections</b>	Continuum of Care Lead/Homeless Service Provider	Survey	Top needs: affordable housing, non-congregate shelter (NCS). Absence of transitional and Single Room Occupancy (SRO) housing options, and adequate Mental Health services. Rental assistance is great, but if the household renting the unit can't afford it without long-term assistance the money spent for short-term assistance only delays loss of housing. Need

			Housing options for 50% AMI and under - rehab, new construction or acquisition.
<b>United Way of the Piedmont</b>	Homeless and Extreme Poverty Service Provider	Survey	Unmet need: Supportive services: Housing counseling; Rental housing availability for people with records/evictions, rental housing availability for people making \$1,000 or less/month (usually fixed income from social security), rental housing available for people who do not meet the 3x rent income limit that many landlords have, emergency shelter services, transitional housing services, housing counseling to help people navigate the housing continuum.
<b>Upstate Warrior Solution</b>	Veterans' Group/ Homeless Service Provider/ Organization Serving People with Disabilities	Survey	There is not enough transitional housing options or adequate rental properties to meet the need of homeless/fixed income veterans in the community. Provide transitional housing options rather than shelter. The issue with tenant-based rental assistance is that the funds are used in unincorporated areas, that does not have a bus line and is very under-resourced. Transportation is a big issue and if individuals decide to utilize this option, they have difficulty with transportation to and from appointments.



## **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:***

- ***Public Notice: 8/25/2022***
- ***Public comment period: start date - 8/25/2022 end date - 9/8/2022***
- ***Public hearing: 9/8/2022***

The County held a public hearing on September 8, 2022 from 5pm to 6pm. Public notice for the 15-day comment period and public hearing were advertised (please see attached affidavit as proof of posting).

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

Spartanburg County posted the public notice, draft HOME-ARP allocation plan, and presentations were on the County 's website.

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

No comments were received.

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

No comments were received.

## Needs Assessment and Gaps Analysis

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

### Homeless as defined in 24 CFR 91.5

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness or at risk of homelessness. According to the 2020 Upstate Continuum of Care Point-In-Time count, males are much more likely to be homeless than females. The majority of persons were reported as single-person households; about twenty percent were adults with children. Black or African American residents are the largest demographic of people experiencing homelessness. Over fifty-four percent of people experiencing homelessness are Black or African American. Eighteen Veterans were identified as homeless during the PIT count. One hundred fifty-four households were in emergency shelters, twelve were in transitional housing and thirty-five unsheltered. One hundred ten homeless persons reported having a disability. Overall, men are more likely to experience homelessness than women. Approximately one hundred fifty people have a severe mental illness and ninety-nine have chronic substance abuse. Lastly, fifty-eight homeless persons were survivors or were fleeing domestic violence.

### Homeless Needs Inventory and Gap Analysis Table

	Homeless												
	Current Inventory					Homeless Population					Gap Analysis		
	Family		Adults Only	Youth Only*	Vets	Persons in Families (at least 1 child)	Persons in Adult HH (w/o child)	Persons in Youth Only HH*	Vets	Victims of DV	Family	Adults Only	Youth Only*
# of Beds	# of Units	# of Beds	# of beds	# of Beds						# of Beds	# of Beds	# of Beds	
Emergency Shelter	85	16	60	0	7								
Transitional Housing	2	1	7	10	0								
Sheltered Homeless						39	126	1	16	49			
Unsheltered Homeless						2	33	0	2	9			
<b>Current Gap</b>											46	-92	9

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

\*Youth Only includes Youth (18-24) and Child only (Under 18)

**Table: Demographic Composition Of Homeless Persons**

Demographic	Percentage	Total
Homeless Males	64%	129
Homeless Females	36%	72
Adult(s) with no Children Household (Single-person or two adults)	79.1%	159
Family Household (Adult with children)	20.3%	41
Single Children Household	0.6%	1
White	44.3%	89
Black or African American	54.2%	109
Other Race	1.5%	3
Veteran	--	18
Disability	--	110
Domestic Violence Experience or Fleeing	--	58

**Data Sources:** 1. Point in Time Count (PIT)

### **Populations At-risk of Homelessness as defined in 24 CFR 91.5**

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 11,480 households with incomes at or below 30% AMI, (10% of all county households).

Those at-risk of homelessness include an estimated 12,100 households who are extremely cost burdened, paying over 50% of their income toward housing. Of those, 3,910 are renting households in the extremely low-income range (<30%). An estimated 54,470 LMI (<80%) households are cost burdened at the 30% mark, 24,920 (46%) being LMI renters. Of the severe cost burdened, 6,320 are households who are also in the extremely low-income range (<=30%) and considered at greatest risk of housing instability.

According to the recent U.S. Census' ACS data (2016-2020), 13,970 renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2016-2020. Of those renters, 20.01% were over the age of 65. Additionally, according to ACS, 55% (7,703 households) of cost burdened renters earned less than \$20,000 between 2016-2020, while only approximately 5,028 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 2,675 affordable rental units for households making under \$20,000 a year. These numbers of households at-risk of homelessness or housing instability are noteworthy and show the elevated degree for extremely LMI, but higher-end income earners are still at risk given lack of affordable housing, stagnant wages, and rising cost of living. Recent trends in rent increases and inflation have compounded the housing affordability and financial challenges of at-risk populations.

**Table: Cost Burden Estimates by HUD adjusted median family incomes (HAMFI)**

<b>Income by Cost Burden (Owners and Renters)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	7,790	6,320	11,480
Household Income >30% to <=50% HAMFI	7,515	3,755	12,230
Household Income >50% to <=80% HAMFI	7,590	1,430	19,070
Household Income >80% to <=100% HAMFI	1,670	180	11,690
Household Income >100% HAMFI	2,260	415	60,170
<b>Total</b>	<b>26,825</b>	<b>12,100</b>	<b>114,640</b>
<b>Income by Cost Burden (Renters only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	4,565	3,910	6,805
Household Income >30% to <=50% HAMFI	4,800	2,305	6,175
Household Income >50% to <=80% HAMFI	3,605	445	7,700
Household Income >80% to <=100% HAMFI	385	35	4,240
Household Income >100% HAMFI	370	70	9,930
<b>Total</b>	<b>13,725</b>	<b>6,765</b>	<b>34,850</b>
<b>Income by Cost Burden (Owners only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	3,225	2,410	4,675
Household Income >30% to <=50% HAMFI	2,715	1,450	6,055
Household Income >50% to <=80% HAMFI	3,985	985	11,370
Household Income >80% to <=100% HAMFI	1,285	145	7,450
Household Income >100% HAMFI	1,890	345	50,240
<b>Total</b>	<b>13,100</b>	<b>5,335</b>	<b>79,790</b>

Data Sources: 1. HUD

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

In 2021, nine human trafficking cases in Spartanburg County were reported to the Human Trafficking Hotline. The actual number of cases is likely much higher, but there is a lack of training and awareness to identify victims. According to the South Carolina Human Trafficking Task Force 2021 Annual Report, Spartanburg County was the fifth highest county in the state of reported human trafficking incidents. In the State of South Carolina, victims are most frequently females experiencing sex trafficking. Both adults and minors are victims.

In 2020, the Project R.E.S.T. (formally Safe Homes Rape Crisis Coalition), located in Spartanburg, served a total of 2855 domestic violence victims and provided emergency shelter to 171 adults and children. The average age of the adults assisted in the shelter was 37 and the average age of the children was 6. Racially, 39% of the adults and children sheltered were Caucasian, 42% were African American, 10% were Hispanic, 8% were Bi-Racial, and 1% were Native American.

**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**

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, 6,320 are households who are also in the extremely low-income range (<=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 44,145 (14 % of County) residents below the poverty level, of which 33% are under 18 years old and 29.9% are above the age of 60. Of those living under the poverty level, an estimated 25,318 are White, 14,369 are Black or African American, 448 are Asian, 6,147 are Latino, and 2,243 are mixed race. There are more females (24,762) under the poverty level than males (19,383).

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

**Homeless as defined in 24 CFR 91.5**

The primary unmet need as it pertains to homeless needs inventory is the availability of beds and units for households with only adults present. There is a need for approximately 92 beds in order to provide housing services for adults. However, there is also a need for units for families with children who are experiencing homelessness.

Stakeholders across the board reported a need of supportive services. Critical need for mental health and counseling support. Experienced case managers, with mental health backgrounds are desperately needed. For household with compounding challenges, having case management services for 12 months or more is needed. Operations funding for shelter programs and

supportive services is also needed. Safe places for the homeless to stay with resources to help them get to the next phase in their journey to independence readily available. Finance and housing counseling are also needed.

Lack of shelters for families and unaccompanied youth, lack of affordable housing outside city limits were highlighted by stakeholder consultation. Further, stakeholders cited the need for both affordable transitional housing and permanent supportive housing. Acquisition of sites throughout the county that would provide affordable housing is also needed to address countywide needs.

**Populations At-risk of Homelessness as defined in 24 CFR 91.5**

The common theme highlighted from the stakeholders as it pertains to those at-risk of homelessness is the lack of available affordable rental housing and a lack of supportive services for those who may need assistance. Inadequate supply of affordable rental housing inventory was repeatedly noted during consultation and was listed as the top unmet need of survey responses to that question. ACS estimates approximately 46.5% of the County’s renters are cost burdened (paying over 30% of income to housing costs), or nearly 14,000 households. Lack of inventory and an affordability gap challenges both populations recovering from homelessness and those households at risk of homelessness. In addition to affordable housing and rental assistance more efforts can be made to provide job training, credit counseling, and money management/financial literacy/budgeting to help with recovery and maintaining stability.

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

Spartanburg County lacks specialized housing programs for both minor and adult human trafficking victims. There are no human trafficking victim service providers in the county, so victims in need of emergency shelter and housing services are referred other homeless providers. Local homeless shelters available cannot adequately meet the complex needs of victims.

Spartanburg County only has one domestic violence victim service provider that provides emergency shelter. 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. Specialized case managers, counselors, advocates, and housing are needed to assist survivors and those fleeing DV abuse or human trafficking.

**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 supportive services and development of affordable rental housing units. Housing counseling, mental health services, and homeless prevention were highlighted during our consultation as service needs for those at greatest risk of housing insecurity. Stakeholder feedback also highlighted the barriers families with children are facing due to multi-year long waitlists for childcare.

*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 below local organizations and entities offer a variety of resources that assist the county's QPs on an ongoing basis. Spartanburg County will consider and coordinate appropriately with organizations that can assist with the County goals and implementation of selected activities described in HOME-ARP Activities section of this plan.

The **South Carolina Upstate Continuum of Care (CoC)**, lead by **United Housing Connections (UHC)**, 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. UHC is the leading provider of services and acts as HMIS administrator for the CoC.

**Spartanburg Housing** provides affordable housing options through public housing units in communities throughout the City and County of Spartanburg. The housing authority provides nearly 3,000 housing vouchers through a variety of HUD programs, including housing choice vouchers and project-based vouchers.

**The Butterfly Foundation** runs a housing program for the chronically homeless or persons with disabilities. They provide five beds designated for chronically homeless persons, operate a Culinary Job Training Program, and provide case management services.

**The Upstate Homeless Coalition** is made up of two Permanent Supportive Housing units for chronically homeless individuals as well as a transitional housing program for 11 households. This program includes case management, utility assistance, financial assistance, and child care. They also run a Rapid Re-Housing Program that assists families with rent and utilities by providing TBRA.

**Welcome Home** manages seven beds available for veterans and provides employment training opportunities, job placement, and job readiness.

**Homes for Life** houses unaccompanied boys and provides them with skill training and services. They have twelve beds available for male unaccompanied youth and provide training in life skills, educational support, and case management services.

**Safe Homes** provides emergency shelter and counseling to victims of domestic violence.

**Spartanburg Interfaith Hospitality Network** provides emergency shelter for homeless families and provides case management.

**The Haven Community Solutions** is an emergency shelter for homeless families. They provide shelter, food, clothing, case management, crisis intervention, street outreach, advocacy and more.

**Miracle Hill** manages **Rescue Mission Spartanburg**, an emergency shelter for men, women, and children that is regularly at 95% capacity. They provide basic shelter, food, clothing, counseling, and educational opportunities. An additional 80 beds are available during cold weather conditions.

**Other Supportive Services:**

The **Spartanburg Mental Health Center SOAR Program** helps increase access to SSI/SSDI for adults experiencing who are at risk of experiencing homelessness and have a mental illness, medical impairment, and/or substance use disorder.

**New Horizon Family Health Services** runs a Health Care for the Homeless (HCH) program which conducts outreach and provides medical, dental, behavioral health, and other services to residents where they are, using a 35-foot mobile medical unit.

**St. Luke's Free Clinic** provides health care to uninsured residents in Spartanburg County to meet their need for primary medical care, medications, and patient education.

**SC Works Spartanburg** provides employment assistance through work search and training programs.

**South Carolina Legal Services** helps with the prevention of homelessness through legal assistance in the case of evictions or foreclosures.

**Middle Tyger Community Center** provides comprehensive services to the community, including early childhood education, family counseling services, youth development programs, food pantry, case management, financial stability classes, adult education programs, etc.

**Upstate Warrior Solution** provides supportive services, outreach, and case coordination for veterans in the Spartanburg area.

**Piedmont Care** provides care, prevention and advocacy for persons with HIV/AIDS and their families.



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

Current gaps within the shelter, housing inventory, and service delivery systems include: non-congregate shelter; sufficient (specialized) case management to quickly resolve the household's homelessness; staffing to allow for a reasonable caseload; non-congregate shelter beds for single adults, and permanent supportive housing, affordable housing, new rental contract barriers (security deposits/utility deposits), and mental healthcare resources.

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 over 92 more beds for this population.

The availability of housing units does not meet the needs of the qualifying population. There is not enough transitional housing options or adequate rental properties to meet the need of homeless/fixed income. 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. For extremely low-income households, there is a lack of about 2,675 affordable rental units for households.

***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:***

Spartanburg County is limiting its activities to assist the populations identified above. The characteristics of housing associated with instability and an increased risk of homelessness is not part of the County's plans.

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

The data and the feedback and insights from the stakeholders highlight multiple and overlapping needs of the qualifying populations. Although close in priority the top needs have been identified as the following:

1. Lack of Affordable Housing
2. Lack of shelter units/beds for single adults with no children
3. Supportive services that will help build stability and recovery for QPs

***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 Spartanburg 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.

## Use of HOME-ARP Funding

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$500,000		
Acquisition and Development of Non-Congregate Shelters	\$0		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$1,304,080		
Non-Profit Operating	\$0	0 %	5%
Non-Profit Capacity Building	\$0	0 %	5%
Administration and Planning	\$318,366	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 2,122,446</b>		

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

The County will allocate the bulk (61%) of its allocation to the development of affordable rental housing. The remaining funds will go toward HOME-ARP Supportive Services and Administration and Planning.

***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 based on reviewing the community needs assessment, by incorporating both analyzed data and the stakeholder feedback of the current trends. After reviewing the gap analysis for shelter and affordable housing availability, as well as analyzing local capacity and other sources of funding as it relates to community needs, the County identified eligible activities that will assist individuals and families of the most vulnerable qualified populations. There are significant needs throughout the region for each of the HOME-ARP eligible activities, and the lack of affordable housing in particular was emphasized by most stakeholders. The gap analysis shows that there is a need to increase the supply of affordable housing as a means to increase availability of permanent supportive housing and provide opportunities for LMI households who are at-risk of homelessness or housing instability.

The gap analysis also 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 supportive services as needed. Many of the families or individuals who receive assistance to mitigate homelessness or to flee violent circumstances require all-encompassing services and case management with their housing because of the compounding challenges they face. The County will continue to support organizations that provide supportive services to help program participants achieve self-sufficiency and to help prevent falling back into homelessness.

## **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:***

The County estimates 7 new affordable rental units will be produced using HOME-ARP funds.

***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:***

The primary goal will be to help address the lack of affordable housing in the County and to assist as many QP households as possible with supportive services. By adding affordable units and more funding to supportive services, the County aims for the HOME-ARP allocation to contribute to the overall goal of reducing homelessness and housing instability for the most vulnerable

populations, as well as allowing more availability of emergency shelters beds/units as current occupants transition out.

## **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:*

The 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.

## Supporting Documents

# LOCALiQ

PO Box 631246 Cincinnati, OH 45263-1246

## Herald-Journal

### **PROOF OF PUBLICATION**


Sptbg Cty Comm Dev/S.Steed  
Sptbg Cty Comm Dev/S.Steed  
PO BOX 5666  
SPARTANBURG SC 29304

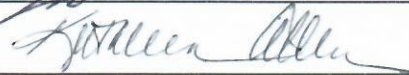
STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG

The Herald-Journal, a newspaper printed and published in the city of Gastonia, and of general circulation in the County of Spartanburg, State of South Carolina, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

08/25/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 08/25/2022

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
*1-7-25*

My commision expires  
Publication Cost: \$168.00  
Order No: 7690529 # of Copies: 1  
Customer No: 488362  
PO #: PY2021-CAPER-HOME AR

**THIS IS NOT AN INVOICE!**  
*Please do not use this form for payment remittance.*

**KATHLEEN ALLEN**  
Notary Public  
State of Wisconsin

PUBLIC NOTICE  
PUBLIC COMMENT  
PERIOD & PUBLIC  
HEARING  
SPARTANBURG COUNTY  
PROGRAM YEAR 2021  
CONSOLIDATED ANNUAL  
PERFORMANCE AND  
EVALUATION REPORT  
(CAPER)  
HOME-AMERICAN  
RESCUE PLAN  
(HOME-ARP)  
ALLOCATION PLAN

NOTICE IS GIVEN that a draft of the PY2021 Consolidated Annual Performance and Evaluation Report (CAPER) for Spartanburg County has been completed and will be available for a 15-day public review period. The CAPER reports on accomplishments and expenditures for the County's Community Development Block Grant (CDBG) and HOME Investment Partnerships program (HOME) as required by the U.S. Department of Housing and Urban Development (HUD) during the 2021 program year from July 1, 2021 through June 30, 2022. In PY 2021, \$1,571,559 was made available for the CDBG program and \$585,622 was made available for the HOME program.

A draft of the HOME-American Rescue Plan (HOME-ARP) Allocation Plan for Spartanburg County has also been completed and will be available for a 15-day public review period. The County was awarded \$2,122,446 in HOME-ARP funds in a one-time allocation from HUD. The Allocation Plan is required by HUD for the County to receive federal HOME-ARP grant funds. The HOME-ARP Allocation Plan is a strategic plan detailing the allocation of funding to assist qualifying populations who are experiencing homelessness, at-risk of homelessness, and other vulnerable populations by providing affordable rental housing, tenant-based rental assistance, supportive services, and non-congregate shelter in order to reduce homelessness and increase housing stability. The Allocation Plan defines the use of federal HOME-ARP grant funds to address these needs.

**PUBLIC COMMENT PERIOD:** Citizens are invited to review and make comments on the draft 2021 CAPER and HOME-ARP Allocation Plan. The draft CAPER and HOME-ARP Allocation Plan will be available for (15) fifteen days beginning August 25, 2022 to September 9, 2022, and comments concerning the draft CAPER or HOME-ARP Allocation Plan must be received by September 9, 2022. The draft CAPER and HOME-ARP Allocation Plan can be viewed at Spartanburg County Community Services Building at 9039 Fairforest Road, Spartanburg, SC 29301 and can also be downloaded and viewed from the County website at: <https://www.spartanburgcounty.org/235/Notices-of-Public-Hearings-and-Comment-P>. Comments may be returned by mail to Spartanburg County Community Development, PO Box 5666, Spartanburg, SC 29304 or by email to: [abrunson@sparanburgcounty.org](mailto:abrunson@sparanburgcounty.org).  
**PUBLIC HEARING:** A public hearing will be held at the Spartanburg County



Services Building at 9039 Fairforest Road, Spartanburg, SC 29301 on September 8, 2022 from 5:00PM to 6:00PM to review and discuss the draft CAPER. For more information on how to participate at the public hearing please email [abrunson@sparanburgcounty.org](mailto:abrunson@sparanburgcounty.org), or call 864-595-5317.

Spartanburg County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Assistance will be provided to accommodate the special needs of disabled persons upon 24-hour advance request. Please contact Ms. Lisa Hart, Interim Director of Human Resources, at 366 N. Church St. Spartanburg, SC 29303, 864-596-2522 (Voice), 864-596-2001 (TDD) if assistance is needed.  
8/25/2022 7690529





# SPARTANBURG COUNTY COMMUNITY DEVELOPMENT

**PUBLIC NOTICE  
PUBLIC COMMENT PERIOD & PUBLIC HEARING  
SPARTANBURG COUNTY  
PROGRAM YEAR 2021 CONSOLIDATED ANNUAL  
PERFORMANCE AND EVALUATION REPORT (CAPER)  
HOME-AMERICAN RESCUE PLAN (HOME-ARP) ALLOCATION PLAN**

**NOTICE IS GIVEN** that a draft of the PY2021 Consolidated Annual Performance and Evaluation Report (CAPER) for Spartanburg County has been completed and will be available for a 15-day public review period. The CAPER reports on accomplishments and expenditures for the County's Community Development Block Grant (CDBG) and HOME Investment Partnerships program (HOME) as required by the U.S. Department of Housing and Urban Development (HUD) during the 2021 program year from July 1, 2021 through June 30, 2022. In PY 2021, \$1,571,559 was made available for the CDBG program and \$585,622 was made available for the HOME program.

A draft of the HOME-American Rescue Plan (HOME-ARP) Allocation Plan for Spartanburg County has also been completed and will be available for a 15-day public review period. The County was awarded \$2,122,446 in HOME-ARP funds in a one-time allocation from HUD. The Allocation Plan is required by HUD for the County to receive federal HOME-ARP grant funds. The HOME-ARP Allocation Plan is a strategic plan detailing the allocation of funding to assist qualifying populations who are experiencing homelessness, at-risk of homelessness, and other vulnerable populations by providing affordable rental housing, tenant-based rental assistance, supportive services, and non-congregate shelter in order to reduce homelessness and increase housing stability. The Allocation Plan defines the use of federal HOME-ARP grant funds to address these needs.

**PUBLIC COMMENT PERIOD:** Citizens are invited to review and make comments on the draft 2021 CAPER and HOME-ARP Allocation Plan. The draft CAPER and HOME-ARP Allocation Plan will be available for (15) fifteen days beginning August 25, 2022 to September 9, 2022, and comments concerning the draft CAPER or HOME-ARP Allocation Plan must be received by September 9, 2022. The draft CAPER and HOME-ARP Allocation Plan can be viewed at Spartanburg County Community Services Building at 9039 Fairforest Road, Spartanburg, SC 29301 and can also be downloaded and viewed from the County website at:

<https://www.spartanburgcounty.org/235/Notices-of-Public-Hearings-and-Comment-P>.

Comments may be returned by mail to Spartanburg County Community Development, PO Box 5666, Spartanburg, SC 29304 or by email to: [abrunson@spartanburgcounty.org](mailto:abrunson@spartanburgcounty.org).

**PUBLIC HEARING:** A public hearing will be held at the Spartanburg County Services Building at 9039 Fairforest Road, Spartanburg, SC 29301 on September 8, 2022 from 5:00PM to 6:00PM to review and discuss the draft CAPER and the draft HOME-ARP Allocation Plan. For more information on how to participate at the public hearing please email [abrunson@spartanburgcounty.org](mailto:abrunson@spartanburgcounty.org), or call 864-595-5317.

Spartanburg County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Assistance will be provided to accommodate the special needs of disabled persons upon 24-hour advance request. Please contact Ms. Lisa Hart, Interim Director of Human Resources, at 366 N. Church St. Spartanburg, SC 29303, 864-596-2522 (Voice), 864-596-2001 (TDD) if assistance is needed.

# NOTICES OF PUBLIC HEARINGS AND COMMENT PERIODS

[Notice of Public Hearing and Public Comment for FY2021 CAPER-HOME ARP](#)

[Draft CAPER FY2021](#)

[Draft Spartanburg County HOME-ARP Allocation Plan](#)



Spartanburg County Administration Building 366 N Church Street Spartanburg, SC 29303

Monday through Friday: 8 am to 5 pm

 Government Websites by CivicPlus®

Select Language



September 2022

Su	M	Tu	W	Th	F	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

Community Development

Notice of Public Comment Period for FY2021 CAPER and HOME-ARP Allocation Plan

August 25, 2022, 8:30 AM - @ Spartanburg County Community Services Building

More Details

Notice of Public Hearing for FY2021 CAPER

September 8, 2022, 5:00 PM - 6:00 PM @ Spartanburg County Community Services Building

More Details



Spartanburg County Administration Building 366 N Church Street Spartanburg, SC 29303

Monday through Friday: 8 am to 5 pm

 Government Websites by [CivicPlus®](#)

Community Development

August 2022

Su	M	Tu	W	Th	F	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Notice of Public Comment Period for  
FY2021 CAPER and HOME-ARP Allocation  
Plan

August 25, 2022, 8:30 @ Spartanburg  
 County  
 September 9, 2022, 5:00 Community  
 Services  
 Building

[More Details](#)



Spartanburg County Administration Building 366 N Church Street Spartanburg, SC 29303

Monday through Friday: 8 am to 5 pm

 Government Websites by [CivicPlus®](#)

Select Language 

**SPARTANBURG COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**FY2021 CAPER PUBLIC HEARING**  
**HOME-ARP ALLOCATION PLAN**  
 Spartanburg County Community Services Building  
 Community Development Conference Room

September 8, 2022  
 5:00 PM – 6:00 PM

NAME	ADDRESS	PHONE	Fax	EMAIL
Kenny Easter	Spartbg Co - CD	864-595-5309		
Dominique Dawkins	Spartbg Co - CD	864-598-7017		