



# 2018 Consolidated Annual Performance & Evaluation Report (CAPER)

**DRAFT**

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

## Table of Contents

CR-05 - Goals and Outcomes .....	3
CR-10 - Racial and Ethnic composition of families assisted .....	8
CR-15 - Resources and Investments 91.520(a) .....	9
CR-20 - Affordable Housing 91.520(b) .....	11
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	13
CR-30 - Public Housing 91.220(h); 91.320(j) .....	15
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) .....	17
CR-40 - Monitoring 91.220 and 91.230 .....	21
CR-45 - CDBG 91.520(c).....	23

## **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.

In the 2018 program year, the City of Anderson worked to achieve the following goals:

The City of Anderson continued to make progress in addressing goals and outcomes identified in its Consolidated and Annual Action Plan. During the program year the City addressed its goal of increasing affordable housing that is safe, decent and sanitary by completing four (4) owner occupied housing rehabilitation projects. In addition, three (3) foreclosed properties were acquired for the purpose of rehab for the creation of affordable housing.

The City addressed slum and blight conditions throughout the City through clearance and demolition of four (4) locations, however there are multiple open projects awaiting completion. The projects are tested for lead and asbestos and will be abated from the applicable units before proceeding with the demolition. Twelve (12) units have been abated and are awaiting demolition by Miller Construction. Eight (8) additional units are slated for demolition by Phillips Recoveries once the applicable units with asbestos have been abated.

The City also invested in public facilities through improvements to Bea Thompson Park, St. Francis Park, Greeley Park, D.B. Walker Park and the Westside Greenway Path. Activities consisted of engineering drawings, mapping and permits. These improvements have an area benefit of 13,540 persons in the City. New basketball goals were installed and basketball courts were resurfaced at DB Walker Park and Greeley Park. In addition, a bus shelter was installed at DB Walker Park as well as St. Francis Park. City Forces completed installation of the shelters.

The City of Anderson continues to make progress toward increasing economic development and employment opportunities. Through loans awarded by the City's Economic Development Division to businesses located downtown, 24 new job opportunities for low to moderate income persons were created.

Fair housing activities throughout the City benefitted 13,050 persons. Activities included tenant and landlord counseling workshops and education and outreach services to promote fair housing practices. A fair housing hotline covering fair housing laws, tenent/landlord rights, assistance with disabilities as well as referrals to other agencies was provided and is answered by the fair housing coordinator.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition of Property	Affordable Housing Non-Housing Community Development	CDBG: \$5000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	2	3	100.00%	3	3	100.00%
Affordable Housing - Renter Housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	2	0	0.00%			
Affordable Housing - Owner Occupied Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	35	100.00%	4	4	100.00%
Blight Removal	Non-Housing Community Development	CDBG: \$101455	Buildings Demolished	Buildings	3	7	100.00%	8	4	50.00%

Disposition	Affordable Housing Non-Housing Community Development	CDBG: \$1000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		1	0	0.00%
Disposition	Affordable Housing Non-Housing Community Development	CDBG: \$1000	Other	Other	2	0	0.00%			
Economic Development Activities	Non-Housing Community Development	CDBG: \$81486.99	Facade treatment/business building rehabilitation	Business	0	0				
Economic Development Activities	Non-Housing Community Development	CDBG: \$81486.99	Jobs created/retained	Jobs	0	8		0	24	
Economic Development Activities	Non-Housing Community Development	CDBG: \$81486.99	Businesses assisted	Businesses Assisted	8	8	100.00%	2	2	100.00%
Planning and Administration	Planning and Administration	CDBG: \$124229.6	Other	Other	0	0				
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	19,886		1000	13540	100.00%
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	40	0	0.00%			

Public Services - Fair Housing	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	13145			13050	
Public Services - Fair Housing	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	75	0	0.00%	50	0	0.00%
Public Services - Fair Housing	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	226			226	
Section 108 Loan Repayment	Section 108 Loan Repayment		Other	Other	0	0				
Temporary Relocation	Affordable Housing	CDBG: \$15000	Homeowner Housing Rehabilitated	Household Housing Unit	5	1	20.00%	5	1	20.00%

**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.

The City completed four (4) owner occupied housing rehabilitation projects. In addition, three (3) foreclosed properties were acquired for the purpose of rehab for the creation of affordable housing. The City addressed slum and blight conditions through clearance and demolition of four (4) locations in the program year and there are multiple open projects still awaiting completion.

Through CDBG, City continues to make progress toward increasing economic development and employment opportunities. The City awarded loans by the Economic Development Division to businesses located downtown, and through these efforts, 24 new job opportunities for low to moderate income persons were created.

Also, the City of Anderson also made improvement to public park facilities throughout the City. These improvements had an area benefit of 13,540 persons. Fair housing activities throughout the City benefitted 13,050 persons.

## 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	156
Black or African American	93
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>250</b>
Hispanic	3
Not Hispanic	247

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

### Narrative

CDBG beneficiaries by race were generally in line with the overall population composition in the City. For programs reporting race, 156 white persons or 62% were assisted and 93 black persons or 37% were assisted. In the most recent ACS, whites were 63.5% and blacks were 32.4% of the city population. Persons identifying as Hispanics were under represented however with less than 1% assisted through City programs. The Hispanic population was 4.4%.



## 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	741,720	1,021,351

Table 3 - Resources Made Available

### Narrative

In the 2018 program year, \$741,720 was made available for the City's CDBG programs and \$1,021,351 was expended. Public facilities projects started in 2017 continued into the program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
APPLETON MILL REDEVELOPMENT AREA	10	10	Housing rehab, demolition, public facilities improvements
CENTRAL BUSINESS DISTRICT (DOWNTOWN)	10	12	Economic development
EAST ANDERSON REDEVELOPMENT AREA	20	26	Housing rehab, demolition, public facilities improvements
NORTH ANDERSON REDEVELOPMENT AREA	15	0	Demolition, less than 1% allocation went to this area.
SOUTH ANDERSON REDEVELOPMENT AREA	15	24	Housing rehab, demolition, public facilities improvements
WEST ANDERSON REDEVELOPMENT AREA	20	28	Housing rehab, demolition, public facilities improvements

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City of Anderson's economic development program is primarily targeted towards the Central Business District, however housing rehab, demolition and clearance and public facilities improvements are spread throughout the redevelopment areas of the City.

## 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 was 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 City Forces and public/private. These partnerships have increased the inventory of affordable housing throughout the City's redevelopment areas. For example, the Anderson HOME Consortium funded housing rehabilitation assistance for owner occupants. HOME funds awarded 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. Additionally, members of the Consortium match HOME funds from the County's and the City of Anderson's General Funds. The donation of City owned property to developers also leveraged resources for local nonprofit developers such as Homes of Hope.

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.

The City's Neighborhood Initiative Program (NIP) award from the South Carolina State Housing Finance and Development Authority leveraged CDBG funds that would have been allocated for acquisition and demolition of slum and blighted structures throughout the City's redevelopment areas that are primarily residential.

## 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	7	7
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>7</b>	<b>7</b>

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	3	3
<b>Total</b>	<b>7</b>	<b>7</b>

Table 6 – Number of Households Supported

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

All the established goals for affordable housing were met in the 2018 program year. The City had a goal of four owner-occupied housing units to rehab during the 2018 program year, and four projects were completed.

The City established the goal of acquiring three foreclosed properties for the purpose of rehabilitating the properties for affordable housing. Three acquisition projects were completed during the program year.

### Discuss how these outcomes will impact future annual action plans.

The City will continue to work towards the completion of its established goals in future annual action plans. Including pending projects for this program year, the City was able to meet its affordable housing program goals.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>
Extremely Low-income	3
Low-income	2
Moderate-income	2
<b>Total</b>	<b>7</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

The data in this table represent the households assisted with affordable housing programs by income category.

There were four households assisted through the owner-occupied housing rehabilitation program. One household was extremely-low income, two were low-income and one was moderate-income.

There were three foreclosed properties acquired and rehabilitated. The properties were sold to two extremely-low income first-time homebuyers and one moderate-income first-time homebuyer through the City's Urban Homestead Program.

## **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**

During the 2018 program year, the City of Anderson increased its efforts to reduce homelessness by facilitating several meetings to convene 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).

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 AIM. All these agencies provide direct assistance to homeless clients.

### **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 assistance, persons are referred by the Coordinator to local Salvation Army Homeless Shelter. In the program year 2018, the City of Anderson allocated \$50,000 from CDBG to the Salvation Army for its Homeless Shelter. The shelter assisted 226 persons.

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 the SC Help Program. Referrals are made to South Carolina Legal Services if persons in threat of becoming homeless are renters. Legal Services advises persons of their rights under the Landlord/Tenant Act.

**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 transitional 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 City of Anderson takes efforts to address the needs of persons living in public housing. For example, the City transit routes include public housing sites to provide affordable transportation services to residents. 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 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.

The Housing Authority of Anderson 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 Housing Authority of Anderson (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.

In recent 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 Housing Authority employs a Resident Coordinator who schedules meetings with public housing residents on a regular basis. It also offers after school activities for youth at two sites. Residents oftentimes volunteer at these sites. 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. Elderly residents are an excellent source of information. Many elderly residents actively participate in resident meetings. They have an outreach program, which includes weekly field trips for purposes of education, shopping, and socialization.

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. For example, the City charges an impact fee on new construction for commercial and residential development. The amount of the impact fee is \$200. Approximately \$1,000 is assessed for sewer fees and \$800 for water taps. There is a fee of \$25 for residential plan reviews. A capacity fee of \$1,600 is also assessed. In addition, persons must pay for a permit, which is based on the value of the building. 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 recently agreed to donate 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.

**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.

**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)**

The City of Anderson'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 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.

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

Whenever possible, the City of Anderson and Anderson County leverage resources by partnering on projects. Additionally, efforts are made to collaborate with public/private organizations and community stakeholders.

Jurisdictional boundaries for the city limits of Anderson and Anderson County in some instances creates 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. Anderson collaborated with Nehemiah Community Revitalization Corporation 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.

**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.

The lack of affordable housing units was also identified as an impediment in the AI. During the 2017-2018 Anderson continued to partner with Nehemiah CRC on its Neighborhood Initiative Program (NIP) award through the SC State Housing Finance and Development Authority. Nehemiah acquired and demolished four (4) vacant blighted properties and plans to develop affordable rental housing on this site in the future. These units would be rented to persons 50% or below the area median income and increase the number of affordable housing units in the city.

Crime was identified as an impediment in the City's Analysis of Impediments to Fair Housing Choice. Throughout the 2018-2019 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 local, state and federal regulations regarding implementation of its housing and community development requirements. Staff reviews the Federal Register and the HUD website, [www.hud.gov](http://www.hud.gov) to ensure that it has the most current Notices, Final Rules and guidance regarding program delivery.

The following describes the City of Anderson's current performance measurements system. Each year, the City of Anderson's Community Development Department lists its proposed projects in its Annual Action Plan submission to the US Department of Housing and Urban Development (HUD). Throughout the year staff continue ongoing monitoring of its housing and community development projects. Staff conducts staff meetings to discuss the status of projects and any other issues of concern. Staff performs ongoing inspections and works closely with the Building and Codes Department to ensure that housing rehabilitation projects are compliant with the building codes.

Staff also prepares a report on projects progress that is submitted quarterly to the City Manager. During September of each year, staff submits its Consolidated Annual Performance Evaluation Report to HUD. The plan includes an assessment of whether the goals and projects listed in the Annual Action Plan were completed.

The City of Anderson promotes outreach to women and minority businesses whenever advertising solicitations for bids. In addition, contractors are encouraged to provide employment opportunities to qualified minorities.

## **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, on the City's website as well as the City's cable channel. In addition, flyers are posted at City Hall, the City's Municipal Business Center, Anderson County Library and several community centers. The 2018 CAPER Public Hearing was scheduled for September 10, 2019 at 5:30PM at the City of Anderson Municipal Business Center. The Public Comment Review period was held from September 10, 2019 to September 24, 2019.

City staff also shares information with residents during meetings that various community organizations host throughout the city each month. The City of Anderson's Annual Report also provides citizens information on its performance. Citizens may also visit the Community Development Department to review and comment on performance reports.

Minority populations are encouraged to comment on the City's performance reports. Information included in the City's performance reports is shared during monthly community meetings held throughout the City's redevelopment areas. These meetings have predominately minority populations in attendance. In addition, meeting notices and information are sent to churches with predominately minority membership to provide outreach.

Efforts are taken to accommodate non-English-speaking persons and persons with disabilities the opportunity to comment on performance reports. All Public Hearing Notices published advise persons that require special accommodations to contact the City's Community Development office in advance of the meeting so that the appropriate assistance needed is available. Anyone that may need a translator is encouraged to call or come by the office so that the City can arrange for a translator to be present during the hearing to either translate for non-English speaking persons or if needed do sign language for hearing impaired persons. The City will also seek assistance from local and state agencies and organizations such as the Department of Special Needs and Disabilities to provide needed accommodations.

## **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.**

In the prior program year, the City amended its Annual Action Plan and reallocated revolving funds from economic development loans to fund other CDBG eligible activities. This was done because over the past several years the Economic Development Division encountered challenges with awarding loans to qualified businesses. Reallocated funds were committed to fund housing rehabilitation, public facilities - park improvements projects, demolition/clearance of slum and blighted units located throughout redevelopment areas. Unfortunately, several factors beyond the City's control (staff turnover, rain and severe weather, problems with lead and asbestos surveys for proposed demolition projects, contractor interest and availability, the challenges of a good economy as well as applicants not meeting program and/or income eligibility) impeded efforts to expend the CDBG funds in a timely manner.

The City of Anderson has changed its programs because of the challenges its encountered. For example, the City revised its Housing Rehabilitation Program guidelines to allow applicants to receive forgivable loans instead of awarding applicants' loans with interest rates that range from 0% to 3% since numerous applicants were disqualified to receive assistance due to debt to income ratios that were too high, or applicants being denied assistance because of poor credit.

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

No