

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The Lead Agency for developing the One-Year Annual Action Plan is the City of Sumter. The direct responsibility has been delegated to the Community Development Department. Consultation and coordination with area agencies, organizations, citizens, low-income citizens, especially the homeless, elderly, handicapped and disabled was intentional. The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

The plan is built around a strong institutional structure that has been in place for decades. The City pledges its support in maintaining files for periodic monitoring and as an internal measuring stick, provides an annual monitoring itself in the form of the CAPER – Comprehensive Annual Performance and Evaluation Report. Home Ownership is an important part of the Community Development Department’s initiative. Prospective homeowners will be encouraged to pursue the American Dream through the City’s Affordable Housing Program. This program has a Housing Counseling component as well as a post-home buyer follow-up program. HOME funds are used to provide subsidies that close the gap between income and the cost of housing. There are many income barriers to successful homeownership. The City hopes to tear down some of these barriers with training and orientation regarding credit issues and proper planning and budgeting for successful homeownership and retention. Homeless prevention is one of the City’s greatest challenges. Many homeless persons are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence has to be a process. Through the Eastern Carolina Homelessness Organization the City will work with member agencies to obtain funds for a continuum of care for the Sumter area that will be large enough to serve a large number of homeless individuals and families with children. It may take some time for this to come to fruition; however, it will materialize in the not too distant future. The Economic Development component of the Community Development Department encompasses a wide range of initiatives. Money circulates throughout the community for insurance on new homes, taxes on repaired and new homes, and labor and materials for construction and repair of homes for LMI citizens, permit fees from contractors, hotel/motel accommodation for contractors and their workers plus food. The same can be said for Downtown Revitalization, Street Paving and Drainage and other projects. The Anti-Poverty Strategy is an effort embedded in everything we do. Other agencies assist with implementation of programs such as Early Head Start, Regular Head Start, Success-By-Six, First steps, Youth Build and others. All of these programs have life skill components that cater to the entire family. Generations to

come will benefit from the services, training and follow-through provided by these and other such programs.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives and outcomes are identified in within this Plan.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Sumter conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumter uses the majority of its CDBG funds for “direct benefit” housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 75% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide.

The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15.

As reflected in US Census Bureau, Census 2010, several areas of minority concentration existed in the City NRSA in 2010. Particularly high concentrations of African-Americans were found in all locations: 91% Census tract 16, 98% Census tract 15, 82% Census tract 13, and 66.8% Census tract

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Guided by the Citizens Participation Plan, staff from the Community Development Office conducted outreach through a series of public meetings, public hearings, phone calls and mailings. Staff held meetings at the three HOPE Centers and the South Sumter Resource Center. Many homeless persons congregate in the southern part of the city; however, only a few showed for the meetings this year. Input from them is included in the Five-Year Consolidated Plan, as well as the Annual Action Plan.

The City of Sumter Housing Authority assisted with the development of the plan by sharing information from their Annual Action Plan and providing their residents with information about the services of the City's Community Development Department. They included public housing residents in the development process by disseminating information, providing notification of public meetings and public hearings and encouraging resident participation. The Citizen Participation Plan also provides an opportunity for interpreters for non-English speaking persons if the number of potential beneficiaries exceeds 10%. Currently the number is below 10%. However, the Community Development Department staff has the names, addresses and telephone numbers of two Spanish-speaking persons who will to assist with interpretation at meetings when needed. Staff has met and talked with these persons.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The citizens expressed interest in better drainage system, street paving, demolition, code enforcement, and mobile home rehabilitation. More specific needs are attached to this document.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted

#### **7. Summary**

The staff advertised the community meetings in advance through local media and churches. Flyers were placed in public places where some citizens who are low-income congregate. All service agencies were invited to have their clientele participate in the meetings. The locations of meetings were at the HOPE Centers that are located in the central parts of the City and the South Sumter Resource Center on the south side of town.



**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	SUMTER	
CDBG Administrator		City of Sumter
HOPWA Administrator		
HOME Administrator		
ESG Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

The City of Sumter carries out federal programs administered by the U.S. Department of Housing and Urban Development. The Consolidated Plan is the document that Sumter County collaboratively with City of Sumter submits to the U.S. Department of Housing and Urban Development (HUD) as an application for funding for the following program:

- Community Development Block Grant (CDBG) - City of Sumter
- HOME Investment Partnership Program (HOME) - Sumter County - Lead Agency

**Consolidated Plan Public Contact Information**

The jurisdiction consulted with several agencies, organizations and community groups in preparation of this plan. Low income citizens were invited to all meetings and public hearings. Persons who are HIV/AIDS positive were not excluded from the planning process, nor were the elderly, handicapped and disabled. Three community meetings were held to provide citizens' input into the planning process.

#### Guided by the Citizens Participation

Plan, staff from the Community Development Office conducted outreach through a series of public meetings, public hearings, phone calls and mailings. Staff held meetings at the three HOPE Centers and the South Sumter Resource Center. Many homeless persons congregate in the southern part of the city; however, only a few showed for the meetings this year. Input from them is included in the Five-Year Consolidated Plan, as well as the Annual Action Plan.

The City of Sumter Housing Authority assisted with the development of the plan by sharing information from their Annual Action Plan and providing their residents with information about the services of the City's Community Development Department. They included public housing residents in the development process by disseminating information, providing notification of public meetings and public hearings and encouraging resident participation. The Citizen Participation Plan also provides an opportunity for interpreters for non-English speaking persons if the number of potential beneficiaries exceeds 10%. Currently the number is below 10%. However, the Community Development Department staff has the names, addresses and telephone numbers of two Spanish-speaking persons who will to assist with interpretation at meetings when needed. Staff has met and talked with these persons.

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Guided by the Citizens Participation Plan, staff from the Community Development office conducted outreach through a series of public meetings, public hearings, phone calls and mailings. Staff also visited two homeless sites where they congregate to eat and fellowship. As part of these efforts, low and moderate income was encouraged to provide input on the development of this plan.

The City of Sumter consulted with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources and promote the coordination of resources. The following agencies were consulted as part of this process:

Santee Lynches Council of Governments

Santee Lynches Community Development Corporation

Sumter County Community Development Corporation

Wateree Community Actions Trans-Aid Homeless Initiative

Wateree District Health Department

Wateree Community Actions, Inc.

City of Sumter Housing Authority

Alston Wilkes Society

Sumter County Commission on Alcohol and Drug Abuse

Any Length Recovery

Sumter City/ County Planning Office

Eastern Carolina Homelessness Organization

City of Sumter Housing and Economic Development Corporation

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The Lead Agency for developing the Five-Year Consolidated Plan is Sumter County. The direct responsibility has been delegated to the Community Development Department. Consultation and coordination with area agencies, organizations, citizens, low-income citizens, especially the homeless, elderly, handicapped and disabled was intentional. The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

The plan is built around a strong institutional structure that has been in place for decades.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Homeless prevention is one of the City's greatest challenges. Many homeless persons are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence has to be a process. Through the Eastern Carolina Homelessness Organization (ECHO) the City will work with member agencies to obtain funds for a continuum of care for the Sumter area that will be large enough to serve a large number of homeless individuals and families with children. The City has made progress in this area for HIV/AIDS homeless citizens through the agency Empowered Personal Care Home Health Alliance Inc.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Homeless prevention is one of the City's greatest challenges. Many homeless persons are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence has to be a process. Through the Eastern Carolina Homelessness Organization (ECHO) the City will work with member agencies to obtain funds for a continuum of care for the Sumter area that will be large enough to serve a large number of homeless individuals and families with children.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Santee-Lynches Regional Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Employment Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. The anticipated outcomes of consultation is to share ideas about the local area as a hold, be it community development or economic development.
2	<b>Agency/Group/Organization</b>	SANTEE-LYNCHES AFFORDABLE HOUSING & CDC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. The anticipated outcomes of consultation is to share ideas about the local area as a hold, be it community development or economic development.

3	<b>Agency/Group/Organization</b>	WATEREE COMMUNITY ACTIONS, INC
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-homeless Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted by phone calls and email. This agency is the primary agency for transitional housing in our grantee area. The anticipated outcomes for both the City and the agency is to gain knowledge of what each other is doing to curb homelessness.
4	<b>Agency/Group/Organization</b>	Alston Wilkes Society
	<b>Agency/Group/Organization Type</b>	Housing Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted by telephone. This agency plays a vital role in the local area by providing transitional housing facilities, job training and placement services to veterans and released federal prisoners, along with substance abuse and therapeutic counseling; and mentoring to help homeless veterans and ex-prisoners regain self-sufficiency
5	<b>Agency/Group/Organization</b>	SUMTER COUNTY COMMUNITY DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. The anticipated outcomes of consultation are to share ideas about the local area as a hold, be it community development or economic development.



6	<b>Agency/Group/Organization</b>	CITY OF SUMTER HOUSING AND ECONOMIC DEVELOPMENT CORP.
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency is a part of the local housing task force. Through meetings, email, and telephone conversation this agency was consulted. This agency specializes in both building and providing down payment assistance for affordable LMI citizens. The anticipated outcomes of consultation is to share ideas about the local area as a hold, be it community development or economic development.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The agencies the City consulted with encompasses all aspect of services within the City Limits that primary goals are to provide services to all citizens. This along with public meetings throughout the year hearing directly from citizens enable the City to get a handle on the needs of it citizens; especially low to moderate income citizens.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastern Carolina Homelessness Organization	The Five-Year Goal. Provide more transitional housing and supportive services for the homeless. The plan is to work with existing agencies and organizations including non-profits to access funds to develop programs and services for the homeless and eventually have a continuum of care service. Strategy is to do site visits where homeless persons congregate. Staff will perform needs assessment and coordinate and collaborate with existing agencies to get the medical, social and housing needs met by locating the service for the homeless and letting them know where and how to access these services. Additionally staff will work with ECHO to provide technical assistance to non-profits, faith based organizations, government agencies and private citizens that seek opportunities for funding to establish homeless initiatives. Provide grant writing technical assistance upon request. Additional information the City of Sumter has fostered a partnership between the ECHO and the Consultant for HMIS (Homeless Management Information System) installed the system at United Ministries of Sumter County

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	There were about 45 to 50 citizens attending the public hearing in the City Auditorium to accommodate CDC guidelines as far distance between individuals. Most of the attendees stated they saw the advertisement of the public hearing in the local newspaper.	There were no comments received via the AD in the newspaper per say. All comments were made at the Public Meetings and Public Hearing.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	The average attendees at the three public meetings were between 30 - 35 people.	The citizens expressed their concerns for street paving, better drainage systems throughout communities, more demolition were needed in some neighborhoods, sidewalks on all streets, speed bumps for areas where there is a high concentration of kids, mobile home rehabilitation and better lightening in neighborhoods throughout the city.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	Approximately 45 - 50 citizens attended the Public Hearing on January 19, 2021.	YMCA requested \$2,500 to provide grants for low moderate kids to be able to participate in mentoring and after school programs throughout the year. A business owner--Elayne Brunson, requested a Facade Grant to provide a facelift for her business. Several citizens requested extra funding needed for mobile home rehabilitation within the City Limits. Coach J requested funding for the boys and girls club of Sumter.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Please see at appendices to the Annual Plan the PY 2021 Council Approved CDBG Budget and a breakdown of all the projects for year 1.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	328,903	0	0	328,903	919,285	
Other	public - federal	Other	427,147	0	0	427,147	0	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how**

**matching requirements will be satisfied**

The Youth Program allotted \$44,000, local businesses pays half of 28 youth hired and Federal funds are used to pay the other half of the minimum wage salary of youth hired.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The jurisdiction current lease out on a yearly basis for \$1 annually public owned property for Emanuel Soup Kitchen for feeding of the Homeless, United Ministries for financially assisting LMI citizen with needs and providing free medical service for LMI citizens--along with providing a bedding facility for the homeless.

**Discussion**

The Emanuel Soup Kitchen feeds on an average of 80 to 100 Homeless LMI citizens lunch daily. Unit Ministries provides free medical service, dinner, and bedding for up to 35 homeless citizens daily. Both programs are instrumental in improving the life of our homeless citizens.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2020	2021	Non-Housing Community Development			CDBG: \$65,780	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
2	Demolition	2020	2024	Non-Housing Community Development			CDBG: \$30,000	Buildings Demolished: 6 Buildings
3	Housing Repair	2020	2024	Housing Repair			CDBG: \$174,123	Homeowner Housing Rehabilitated: 6 Household Housing Unit
4	Youth Employment	2020	2024	Non-Housing Community Development			CDBG: \$44,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
5	YMCA Youth Services	2020	2024	Non-Housing Community Development			CDBG: \$2,500	Public service activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted

**Table 6 – Goals Summary**

#### Goal Descriptions



1	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administer CDBG Program
2	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Housing Repair
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Youth Employment
	<b>Goal Description</b>	
5	<b>Goal Name</b>	YMCA Youth Services
	<b>Goal Description</b>	

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The City of Sumter FY 2021 Council approved projects are listed below:

<b>#</b>	<b>Project Name</b>
1	Administration
2	Demolition
3	Historic Preservation
4	Housing Repair
5	Youth Employment
6	YMCA Youth Services
7	Boys and Girls Club

**Table 7 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The allocation priorities was determine by City Council after receiving both public comments from citizens and inputs from other agencies

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$65,780
	<b>Description</b>	Administer the entitlement Program
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	During public meetings explanation of fair housing at least 50 families will benefit from these meetings
	<b>Location Description</b>	Within the Sumter City Limits
	<b>Planned Activities</b>	Conduct 3 to 4 public meetings explaining fair housing rules and guidance.
<b>2</b>	<b>Project Name</b>	Demolition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Eliminate slum and blight in residential and commercial areas
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimate 6 buildings will be demolish
	<b>Location Description</b>	Within the City Limits
	<b>Planned Activities</b>	Demolish 6 structures within the city limits
<b>3</b>	<b>Project Name</b>	Historic Preservation
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	Eliminate slum and blight in residential and commercial areas
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 to 4 facade grants to local businesses
	<b>Location Description</b>	Sumter Downtown Historic District
	<b>Planned Activities</b>	provide facade grant to offset cost for downtown businesses beautification
<b>4</b>	<b>Project Name</b>	Housing Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Repair
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$174,123
	<b>Description</b>	Housing repair for LMI citizens
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimate 6 families will benefit from the proposed activity
	<b>Location Description</b>	Census Tracts 13, 11, 15, and 16
	<b>Planned Activities</b>	Rehabilitate 6 houses for Low-Moderate income homeowners
<b>5</b>	<b>Project Name</b>	Youth Employment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Employment
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$44,000
	<b>Description</b>	Provide summer employment for 40 LMI youth
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 families will benefit form the proposed activities.

	<b>Location Description</b>	Within the City Limits
	<b>Planned Activities</b>	Hire 40 LMI students during the summer
<b>6</b>	<b>Project Name</b>	YMCA Youth Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	YMCA Youth Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	Provide vouchers for LMI youth to participate in activities
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	twelve families will benefit from this activity
	<b>Location Description</b>	Within the City Limits
	<b>Planned Activities</b>	
	<b>7</b>	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		
<b>Needs Addressed</b>		
<b>Funding</b>		CDBG: \$2,500
<b>Description</b>		Provide vouchers for LMI youth to participate in activities
<b>Target Date</b>		
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		10 low income families will benefit from this activity
<b>Location Description</b>		Within the City Limits
<b>Planned Activities</b>		

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 80% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA. The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
NRSA	80

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

As reflected in US Census Bureau, Census 2010 data, several areas of minority concentration existed in the City NRSA in 2010. Particularly high concentrations of African-Americans were found in all locations: 91% Census tract 16, 98% Census tract 15, 82% Census tract 13, and 66.8% Census tract 11. These percentages compare with the City overall African-American population of 46.7%.

### **Discussion**

The City of Sumter conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumter uses the majority of its CDBG funds for “direct benefit” housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.





## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

**Identified Barriers:** Bad Credit, Insufficient Credit, Low Income: Applicants for affordable housing will be referred to Consumer Credit Council if they have bad credit problems. The City of Sumter no longer has free consumer credit counseling service. Those with insufficient credit will be encouraged to establish credit with utility companies and landlords. Applicants with incomes so low that they do not have enough income to meet the guidelines will be encouraged to attend training sessions, go to Adult Education programs and Central Carolina Technical College to become better trained for job advancement or a better job with another employer. While homeownership rates are increasing annually for higher income families, lower income families continue to struggle with affordable housing issues. Only 48 percent of very low income households live in owner-occupied homes as opposed to 67 percent of all households and 88 percent of high-income households. There are substantial gaps in homeownership attainment between races and areas of the various communities. Among the barriers to homeownership are the following: **Income Barriers**--A high percentage of rental households cannot afford to purchase a modestly priced home using a 30-year fixed rate mortgage. Prudent towards the payment of housing costs, including hazard insurance and property taxes. As a result, potential buyers are limited in the amount they can afford to pay by their housing to debt income ratio. **Wealth Barriers**--Mortgage loans typically require borrowers to make some cash investment in the deal and also limit borrower total debt load, including non-housing consumer debts. Because renters are typically lower-income and have to spend much of their earnings for rent, health care and food, they often use consumer debt, credit cards and installment loans. The result is that many renter families are strapped with high debt loans and little savings. **Credit History Barriers**--Credit bureau depositories have developed over the past several years offering extensive details on how individuals' access and use credit cards, lines of credit, installment loans and other extensions of credit. While an individual's credit score depends on a number of factors, high risk scores tend to be associated with a history of late payments, maximized credit lines, and repeated applications for additional credit. Credit scores are now commonly used to assess mortgage applicants. The reason most cited for the denial of a single family mortgage home purchase loan is a poor credit history. Lower income and minority households tend to have reduced job security, lower levels of savings and higher debt that disqualify them from obtaining a prime priced home mortgage loan. **Information Barriers**--There is a significant segment of potential low income buyers who self select out of homeownership due to fear of rejection, confusion about the complexities of the process or misunderstandings about their financial status. **Affordable Supply Barriers**--There is a delicate balance between growth in home-owning households and the number of housing units suitable for homeownership. First time homebuyers cannot afford the price of a new single family unit and are left instead to purchase existing units many of which are declining in quality. This includes a huge market of used manufactured homes which attract low income families due to the low monthly payments and the limited cost involved in purchasing one.

**Actions it planned 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**

1. Develop new affordable housing units for low income homeowners 2. Promote the utilization of tax credit programs for construction of units concentrated in low income areas. Target a percentage of HOME funds for construction of new single family housing units for low income individuals and families. Promote effective self-help opportunities requiring homebuyers to participate in construction of their homes, decreasing labor costs.

2. Provide opportunities for financial assistance to first time homebuyers: 1. Promote the American Dream Downpayment Initiative 2. Target a percentage of HOME passed thru to CHDO's for direct housing subsidies. Advocate for modular and panelized constructed factory built units to be built to the National HUD code. 3. Promote the replacement of older units not meeting HUD code and factory certifications. 4. Educate low income homebuyers on the pro's and con's of purchasing an older used mobile home i.e.: depreciation values, leased land dangers and risks, costs involved in moving units, costs involved in repair, replacement, and resale. 5. Strengthen the role of the manufactured home industry and building codes 6. Increase the number of safe, decent, and suitable manufactured homes available to low income families.

**Discussion**

This will be an ongoing process by the City and our housing partners to decrease the barriers of affordable safe, decent, and suitable housing for low income families.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City of Sumter conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumter uses the majority of its CDBG funds for “direct benefit” housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.

### **Actions planned to address obstacles to meeting underserved needs**

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses over 80% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide.

The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15. The City will continue to make these census tracts a focal point for CDBG funding due to the fact they have the most underserved needs in the City.

### **Actions planned to foster and maintain affordable housing**

**One-Year Goal** -- To develop Affordable Housing for LMI citizens, through housing repair and home ownership. The City will provide downpayment assistance by using HOME funds if funds are available for five to eight pre qualified buyers and rehabilitate six units in 2020. The City will use HUD Program Proceeds for these programs. CDBG funds will be used to repair houses for citizens whose income falls at 80% or below the median. Housing repair will provide an increase of the housing stock with number of units that are to code and the number of safe, decent and sanitary units for LMI citizens. CDBG Funds will be used to address this need.

### **Actions planned to reduce lead-based paint hazards**

Local Health Department officials tell us that the Health Child Program is no longer at their clinic. Local

physicians, especially pediatric clinics test children for lead levels in the blood. The case is referred to the local Health Department for follow-up if a child is tested positive for lead. The Health Department trains the family how to keep the environment safe from lead and teaches the parents how to keep their child(ren) in the care of a physician until the lead levels are in a safe zone.

During Housing Repair, the City will insure that abatement or encapsulation will take place by the contractor when lead is present. If the regular contractor does not have the proper tools or equipment to work the job and/or if he/she is not certified to do lead-based paint construction work, he/she will sub-contract this part of the work out to someone else who is certified to do lead-based paint work.

The above process will decrease the number of housing units that belong to extremely low-income, low-income and moderate-income families living in housing units with lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

**One Year Goal:** Those persons who are laid off should continue to work closely with the Employment Security Commission (One-Stop Job Service) to prepare for re-employment and benefits associated with their specific lay-offs. (Note: some companies offer various benefits and the government offers certain types of benefits.)

**Strategy:** The City of Sumter will work with Employment Security Commission to reduce the number of persons who are unemployed due to lay-offs. Market the Youth Employment Program among this group of persons to encourage those who live inside the City Limits to have their children apply for and obtain summer jobs. To work with those who may want homeownership to apply for downpayment assistance with the City when their income is low enough to qualify for the program. The City of Sumter will work aggressively to reduce the number of individuals and families living in poverty by cooperating and coordinating with other organizations and agencies to access services appropriate for individual and family needs. Special efforts will be made to reduce the number of persons whose income is below the poverty level. Supportive services provided by local service providers and employment opportunities along with training and technical assistance provided by the local Job Service Office are other means in process to raise local residents' income above the poverty level provided their training and experience is adequate for jobs that pay wages above the poverty level. A network of agencies, The Interagency Council, will continue to convene and share information about programs and services that are available so that service workers can do diligence in disseminating information and referrals to poverty level individuals and families.

The following initiatives are in place. These initiatives will contribute to reduction in the number of poverty level families:

Family Self-sufficiency (Sumter Housing Authority), Head Start for children 3, 4 and 5 years old (parenting component), Early Head Start for children ages 0-3 years old (parenting component), Local Programs such as After School Programs, Boy and Girl Scout, 4-H Clubs, etc., Workforce

## Development Initiatives through Job Service One-Stop Employment Office,

- First Steps (school readiness program)
- Success By Six (school readiness program)
- Teen Pregnancy Prevention programs (through YWCA, United Way, etc.)
- Section 3 (encouraging contractors to comply by employing local LMI persons)
- Youth Build (job training for high school drop outs through South Sumter Resource Center). Center awaits renewal of grant at this writing.
- IDA (Individual Development Account) 3-1 Savings Accounts through (South Sumter Resource Center funded by SC Association of Community Development Corporations)
- SC Vocational Rehabilitation Department\*
- Disabilities and Special Needs\*

\*Entities that have work components that enable persons with special needs to become employable

### **Actions planned to develop institutional structure**

The structure in which the CDBG program will be carried out is within a council-manager form of government which was established in 1912. Sumter was the first in the United States to successfully adopt this form of government. With more than 500 City employees, including City Council members, the City of Sumter has leadership in place that not only promotes quality and responsive services, but one that permeates, involves and is accessible to all staff levels. The Mayor is elected and the City Manager is the Chief Executive Officer. City Council hires the City Manager. There are currently 15 department directors. The City of Sumter shares with the County the benefit of several officers: Tax Collector, Property Appraiser, Clerk of Circuit Court, Planning Director, Auditor, Treasurer, and Supervisor of Elections. These officers maintain a high degree of operational integrity and autonomy.

Sumter is home to Shaw Air Force Base, a growing industrial base, the world famous Swan Lake Iris Gardens and a city population of 42,700. The City of Sumter is in the heart of the community with a total City and County population of 108,000. Sumter provides a home town feel with the conveniences of a large city.

The City of Sumter continues the redevelopment of its downtown through an aggressive Downtown Development initiative. Because of its historic significance, many of the structures are, and will be revitalized in a way that they do not lose their historical significance. A multi-million dollar streetscape project has been completed as well as total renovations of five public parking lots in the City Business District (CBD). Decorative cross-arms and buried utility lines have been installed at nine of the eighteen downtown intersections. Underground utility work and the installation of new sidewalks, a newly paved road with stamped crosswalks, curbing, and landscaping and irrigation was completed in 2012 on West Liberty Street from Sumter Street to Main Street, and in 2014 the same is planned for the East Liberty corridor of the CBD. The City is also receive a NIP grant for demolishing unlivable houses and buildings

eyesores throughout the City. Additionally, the penny tax is being utilized for further improve institutional structure; it provided funds for a new court house, and currently in the building stage of a new police department and fire department.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The local Housing Authority has a Resident Services Program dedicated to empowering the residents in the community to develop goals and encourage them with support and resources to achieve goals. Resident Service programs are only as supportive as their primary resource, the community partnerships. The participation of the City's Community Development office is an essential member of the partnership through the natural progression of empowerment and education. Community Service has allowed Public Housing clients the opportunity to work with community leaders and management to become oriented to housing opportunities through the various affordable housing programs in the community. Programs currently available to our residents include budget classes, housekeeping classes, parent educators and computer and GED classes.

City staff on a continual basis maintain contact with all social service agencies and the public housing agencies.

### **Discussion**

Since the inception of the housing task force all housing partners are continually striving to assist as many possible LMI income citizens throughout the City limits and county.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The most pressing needs are Poverty, Infrastructure Improvements and Non-Residential Historic Preservation. Also, the Youth Programs that are Youth Employment during the summer for two different programs will also be a community development need with priority.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	3
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

## **Discussion**

The City will have a minimum overall benefit of more than 70% of CDBG funds to be used to benefit persons of low and moderate incomes during this program year.



## Attachments

**Citizen Participation Comments**

# CITIZEN PARTICIPATION PLAN

City of Sumter  
Community Development Department  
As Amended 03/04/09

Beginning in 1994, the U.S. Department of Housing and Urban Development (HUD) required the City of Sumter to develop a consolidated plan affecting all of its community planning and development and housing programs. This new plan replaced all individual applications for requirements with a single submission. The four programs affected by the consolidated plan are: Community Development Block Grant (CDBG), HOME: Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). As such, to incorporate the four programs within the Citizens Participation Plan, "CDBG Programs" are now referred to as "the Consolidated Plan Programs."

The laws governing the grant programs established three basic goals. They are:

- Provide decent housing
- Provide a suitable living environment, and
- Expand economic opportunities

Further, each of these goals must primarily benefit low- and very low-income persons.

The benefit of having a consolidated plan ensures a collaborative and comprehensive process to establish a unified vision for community development actions.

To insure that citizens are involved in (1) planning, (2) implementation, and (3) assessment of Consolidated Plan Programs, U.S. HUD requires a written plan to show how citizens will be involved in the three areas cited.

Community involvement in the Consolidated Plan Programs shall include, but is not limited to, public notices in the local newspapers for citizen participation, and the public hearings process.

Assessment of Performance – There will be a public notice to allow citizens and community organizations to assess activities and submit comments on all aspects of the Consolidated Plan Programs. This notice will be published in local newspapers at least 30 days prior to the start of planning for the next program year. Copies of the Annual Performance Report, Proposed Statements of Objectives, and Final Statements of Objectives will be distributed to all public libraries for public review. Copies and information concerning all activities will also be available at the Community Development Office located at 12 W. Liberty Street, Office B.

All comments submitted by citizens, along with the City's responses and a summary of any action taken will be included in the Tri-annual Performance Report (GPR).

## Public Hearings

The City will hold a minimum of two (2) public hearings during the fiscal year (April 1 – March 31). Announcements for the public hearing will be published in *The Item* at least seven (7) days

prior to the hearing. Notices will be prominently displayed in the non-legal section of the local newspaper.

The hearings will be held to address housing and community development needs and receive suggestions for proposed activities. Following the public hearing, a 30-day comment period will allow citizens and interested parties additional time to submit their concerns.

After the development of the CP plan, application for funding and prior to the submission of the application to the Department of Housing and Urban Development, a public hearing will be held to review and solicit public comment upon the proposed activities.

It is (10%) percent or more of potential beneficiaries of the project are non-English speaking. provisions will be made at the appropriate public hearings for translation of comments and documents into the native language of the majority of non-English speaking residents present. It has been determined, however, that at present less than ten (10%) percent of the City's residents are non-English speaking.

#### **Soliciting Participation**

The City will, to the extent determine necessary by its governing body, make direct efforts in soliciting the participation of the residents and other interested parties in the areas in which funds are to be expended. Methods may include, but are not limited to, request appropriate community leaders and other agencies to inform their constituents about the proposed use of funds; distributing notices in very-low and low-income neighborhoods; posting of notices at post offices and neighborhood businesses; radio and television announcements; South Sumter Resource Center, organized Neighborhood Groups, City of Sumter Housing Authority, HOPE Centers, as well as social service agencies.

#### **Meetings**

All public meetings and hearings concerning the CP plan program will be held at times and places convenient to city residents, particularly those who are potential beneficiaries. No meetings will be held before 6:00 p.m. on weekdays or 2:00 p.m. on Sundays. No meetings will begin after 8:30 p.m.

The location of such meetings will be selected to provide access for physically challenged persons, and held in a convenient location for actual beneficiaries, and be accessible to accommodate those citizens with special needs. Requests for special assistance should be made by calling 774-1649.

**Provisions for Persons with Disabilities** – Upon advance notification, appropriate provisions will be made to accommodate persons with mobility, visual or hearing impairments. Persons requiring said accommodations will be directed to contact the Community Development Office.

#### **Housing And Community Development Needs**

Prior to the development of the Consolidated Plan application for funds, the City will assess its housing and community development needs particularly those of very low and low-income persons. The citizens of the City of Sumter are encouraged to participate in the assessment

process and the results of this Needs Assessment will be documented and presented to the citizens of the City at one or more advertised public hearings where citizens' comments will be considered.

**Needs Assessment**

At the public hearing(s) where the Needs Assessment is presented, the City will also present information concerning the funding, guidelines, and the range of activities that may be undertaken with such funds, particularly in relation to identified needs contained in the Needs Assessment.

**Technical Assistance**

The City will provide technical assistance to representatives of persons of very low and low income that request such assistance in developing proposals for funding. This assistance shall be limited to the provision of information concerning the CP program, and shall be provided on the condition that activities to be addressed by any such proposal are consistent with identified community development and housing needs, federal program guidelines, that funds are available for funding such activities as may be involved, and that the City Council give its approval for providing such technical assistance. The City will consider any proposals developed by representatives of very low to low income persons, following all the requirements of public participation; however, the determination to submit the proposal to the Department of Housing and Urban Development for funding consideration is the prerogative of the City, since the submission of the application requires approval by City Council.

**Comments**

The City will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan, amendment of the plan, or performance report. A summary of any comments or views not accepted and the reasons shall be attached to the final consolidated plan, amendment of the plan, or performance report. The City of Sumter will publish a summary of the proposed consolidated plan in *The Item* and copies will be made available at various public agencies throughout the city. A list of where the plan will be available will be identified in the summary.

**Complaints/Grievances**

The City will provide for a timely, written answer to written complaints and grievances concerning the program, generally within fifteen (15) working days after receipt of the written complaint. Grievances are to be delivered to the City Manager, who will then attempt to resolve the reason(s) for the complaint. If the complaint is not resolved to the satisfaction of the aggrieved party, an appeal in the City Council is the next step available to the party. Complaints or grievances including State law or policy, Federal program guidelines or regulations governing the CDBG program shall be directed to the Department of Housing and Urban Development for resolution. The City will then correct the grievance according to the direction of the Department of Housing and Urban Development. Complaints involving local law or program policies will be resolved at the local level. After the above described appeal process has been exhausted, the complaint may seek relief in the appropriate court of law.

**Access To Records**

Citizens will be provided with reasonable access to records concerning any projects undertaken with CDBG funds. These records are available for review at City Hall, 21 North Main Street, during normal business hours, upon the submission of the written request stating the reason for requesting access to such records. Confidential information normally protected under the state and Federal Freedom of Information laws may not be made available for public review; for example, information not normally available to the public concerning personal or business financial statements, earnings, or sources of income.

**Performance Review**

Upon completing the fiscal year projects, the City will conduct at least one public hearing to review performance and accomplishments before closing out the grant through the Department of Housing and Urban Development.

**Use Of Plan**

The City must follow this citizen participation plan until amended.

**Criteria For Amendment To Consolidated Plan/Devotion Of Substantial Deviation**

The City Council will amend the plan when a substantial change in the actual activities, allocations, priorities, or method of distribution of funds is made to carry out an activity using funds from any program covered by the Consolidated Plan. Substantial change would include the elimination or addition of a program and/or to change the purpose, scope, location, or beneficiaries of an activity.

Substantial deviation requiring an amendment to the consolidated plan would be any individual or group of projects totaling more than 15% of the annual allocation. Public notices and called meetings will provide citizens reasonable notification and an opportunity to examine and submit comments on amendments. A period of not less than 30 days will be allowed to receive comments before any amendment is implemented.

**AGENDA**  
**REGULAR MEETING**  
**SUMTER CITY COUNCIL**  
**TUESDAY, MARCH 2, 2021 – 1:00 P.M.**  
**SUMTER OPERA HOUSE – CITY COUNCIL CHAMBERS**  
**(21 NORTH MAIN STREET, SUMTER, SC)**

The Sumter Opera House is currently closed to the public due to the Coronavirus Pandemic.  
Please use the following method to view this Council meeting.

[www.youtube.com/CityofSumter](http://www.youtube.com/CityofSumter)

1. Call to Order - Mayor David P. Merchant
2. Invocation/Pledge of Allegiance – Councilman Clifford M. Shaw
3. Approval of Minutes – February 16, 2021 Regular Meeting

**OLD BUSINESS**

**1. BOARDS AND COMMISSIONS**

Consider appointments expired December 31, 2020 and other vacancies.

**2. RZ-20-17, 1351 POCAHONTAS ROAD**

Consider *Final Reading of Ordinance No. 2725* rezoning approximately 1.57 acres of land located at 1351 Pocalia Road (Tax Map No. 226-13-03-003) from Agricultural Conservation (AC) to General Commercial (GC).

**3. ANNEXATION – FINAL (ANN-21-01, 230 CEDAR AVENUE & 856 WEEKS STREET)**

Consider *Final Reading of Ordinance No. 2726* annexing approximately 0.72 acres of land located at the intersection of Cedar Avenue and Weeks—230 Cedar Avenue and 856 Weeks Street (Tax Map Number 250-15-03-014).

**4. SALE OF PROPERTY**

a) Consider *Final Reading of Ordinance No. 2727* authorizing the sale of approximately 69.78 acres of City-owned property located in the Town of Maysville and identified by Sumter County Tax Map No. 309-00-01-006.

b) Consider *Final Reading of Ordinance No. 2728* authorizing the sale of four parcels of City-owned property located at 106, 108 and 110 East Bee Street and one parcel on South Harvin Street (intersection of South Harvin Street and Bee Street).

**5. PROPERTY TRANSFER**

Consider *Final Reading of Ordinance No. 2729* authorizing an exchange of the City of Sumter's interest in a certain platted unopened road located off South Cuygard Drive for a utility easement within such property.

**6. EMERGENCY ORDINANCE**

Consider *Ordinance No. 2730* amending Ordinance No. 2721 concerning peddlers to extend the ordinance expiration date.

7. **COMMUNITY DEVELOPMENT**
- a) Consider *First Reading* of an Ordinance to amend the CDBG Entitlement Budget for the Year 2020-2021 to include a special allocation in the amount of \$243,552 in accordance with the Coronavirus Aid, Relief and Security Act (CARS Act).

**NEW BUSINESS**

1. **PROCUREMENT RESOLUTION**  
Consider *Resolution No. 813* authorizing a contract for the South Magnolia Street Waterline Replacement Project.

2. **UTILITIES (WATER AND SEWER)**  
Consider *First Reading* of an Ordinance to amend water and sewer rates of the City of Sumter, South Carolina.

3. **POLICE DEPARTMENT**  
Receive update from Police Chief regarding activities of the Sumter Police Department for the Year 2020.

4. **COUNCIL REPORTS**  
Receive comments from Council Members concerning matters of interest to Council and the City of Sumter.

5. **CITY MANAGER'S REPORT**  
Receive comments or reports from City Manager.

6. **LEGISLATIVE UPDATE**  
To review any pending legislation pertinent to local government.

7. **EXECUTIVE SESSION**  
To discuss contractual matters, personnel matters, appointments to Boards and Commissions, or to receive legal advice relating to matters covered by the attorney-client privilege, if necessary, in accordance with Section 30-4-70 of the South Carolina Code of Laws.

The public is hereby notified that if City Council holds an Executive Session, the Council may take official action on the above-listed matters following the conclusion of the Executive Session.

8. **ADJOURNMENT**



**AGENDA**  
**REGULAR MEETING**  
**SUMNER CITY COUNCIL**  
**TUESDAY, APRIL 6, 2021 - 1:00 P.M.**  
**SUMNER OPERA HOUSE - CITY COUNCIL CHAMBERS**  
**(21 NORTH MAIN STREET, SUMNER, SD)**

The City Council Chambers of the Sumner Opera House is currently closed to the public due to the Coronavirus Pandemic. Please use the following method to view this Council meeting.

[www.youtube.com/CityofSumner](http://www.youtube.com/CityofSumner)

1. Call to Order - Mayor David P. Merchant
2. Invocation/Pledge of Allegiance - Courtinman Colin C. Davis
3. Approval of Minutes - March 16, 2021 Special Meeting

March 16, 2021 Regular Meeting

**OLD BUSINESS**

1. **BOARDS AND COMMISSIONS**  
 Consider appointments expired December 31, 2020 and other vacancies.

2. **COMMUNITY DEVELOPMENT**  
 Consider Final Reading of Ordinance No. 2735 adopting the CDHG Entitlement Budget for the Year 2021-2022.

3. **LEASE PURCHASE**  
 Consider Final Reading of Ordinance No. 2736 entitled: "An Ordinance Authorizing the Execution, Delivery, and Performance of a Lease-Purchase Agreement and Other Documents Relating to the Lease-Purchase Financing of Certain Vehicles and Equipment in an Aggregate Principal Amount of Not Exceeding \$1,500,000, and Other Matters Relating Thereto".

**NEW BUSINESS**

1. **BUDGET**  
 Receive preliminary draft budget for Fiscal Year 2022.

2. **LITTER CONTROL ADVISORY BOARD**  
 Consider First Reading of an ordinance to create the Sumner City-County Litter Advisory Board.

3. **COMMUNITY PROJECTS**  
 Consider Resolution No. 815 supporting the City of Sumner's application to the House Appropriations Committee for funding for several community projects.

4. **COUNCIL REPORTS**  
Receive comments from Council Members concerning matters of interest to Council and the City of Sumter.
5. **CITY MANAGER'S REPORT**  
Receive comments or reports from City Manager.
6. **LEGISLATIVE UPDATE**  
To review any pending legislation pertinent to local government.
7. **EXECUTIVE SESSION**  
To discuss contractual matters, personnel matters, appointments to Boards and Commissions, or to receive legal advice relating to matters covered by the attorney-client privilege, if necessary, in accordance with Section 30-4-70 of the South Carolina Code of Laws.  
The public is hereby notified that if City Council holds an Executive Session, the Council may take official action on the above-listed matters following the conclusion of the Executive Session.
8. **ADJOURNMENT**

ORDINANCE NO. 235

AN ORDINANCE ADOPTING A BUDGET FOR THE EXPENDITURE OF COMMUNITY DEVELOPMENT ENTITLEMENT FUNDS FOR THE CITY OF SUMTER FOR THE CITY OF SUMTER FOR FISCAL YEAR 2021-2022

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, ON THIS 6<sup>TH</sup> DAY OF APRIL, 2021, AT ITS REGULAR MEETING, DULY ASSEMBLED AND BY THE AUTHORITY OF SAID:

Section 1. That the Budget for Community Development Entitlement Funds in the amount of \$328,903.00 for the Federal Fiscal Year 2021-2022 is hereby adopted by City Council, and is hereby made a part hereof as fully as if incorporated herein and a copy thereof is attached hereto.

Section 2. That the City Manager shall administer the Budget and may authorize the following to achieve the goals of the budget:

- 1) Authorize the transfer of appropriated funds within and between Departments and budgeted accounts as necessary.
- 2) Designate commingled projects from surplus funds in accordance with the Comprehensive Plan.
- 3) Follow City Purchasing Ordinance in procurement and awarding of contracts.

Section 3. Expenditures shall be carried over to the next year as a reserve in the Fund Balance; and Expenditures approved by Council shall automatically carry over to the next year as a reserve in the Fund Balance; where necessary.

Section 4. If for any reason any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

DONE AND RATIFIED IN COUNCIL ASSEMBLED THIS 6<sup>TH</sup> DAY OF APRIL, 2021.

CITY OF SUMTER, SOUTH CAROLINA

David P. Merchant, Mayor

Thomas J. Lowery, Mayor Pro Tem  
James D. Blasigame, Councilman  
Steven H. Corley, Councilman  
Colvin K. Hasler, Sr., Councilman  
Celia C. Davis, Councilman  
Gifford M. Shaw, Councilman

First Reading: March 16, 2021  
Final Reading: April 6, 2021

Linda D. Hammer, City Clerk

ATTEST:

*Linda D. Hammer*

2021-2023 Civic Budget  
 City of Sumter  
 Community Development Department  
 Sumter, SC 29150

FUD Allocation for period April 1, 2021-March 31, 2022

\$28,905.00  
 \$ 49,335.45  
 \$ 65,780.60

Project	Name of	Amount	Matrix Code	Regulation	Maximum
				Condition	Objective
Administration (administer the retirement program)	21A	\$65,780.00		570.206	---
Deterioration (eliminate slum and blight in residential and commercial areas)	04	\$10,000.00		570.201 (D)	SBS
Historic Preservation (eliminate slum and blight in residential and commercial areas)	16B	\$10,000.00		570.202 (D)	SBA
Housing Repair (having report for LMI citizens)	19A	\$174,123.00		570.202	LNH
Youth Employment (provide summer employment for all LMI youth)	05D	\$44,000.00		570.201 (E)	LNC*
YMCA Youth Services (provide vouchers for LMI youth to participate in activities)	05E	\$2,500.00		570.201 (E)	LNC*
Boys and Girls Clubs (provide vouchers for LMI youth to participate in activities)	05D	\$2,500.00		570.201 (E)	LNC*
<b>Total</b>		<b>\$328,905.00</b>			

\*Public Service  
 LMA - Low-to-Moderate Areas  
 LMC - Low-to-Moderate Housing  
 LMI - Low-to-Moderate Housing  
 SBA - Shantytown Area  
 SBS - Shantytown Spot



February 25, 2021

The Honorable David Meyer

Meyer of Sumner  
 P.O. Box 149  
 Sumner, SC 29151-149

Dear Mayor/Mercham:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2021 allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. Public Law 116-260 includes FY 2021 funding for these programs. Your jurisdiction's FY 2021 available amounts are as follows:

Community Development Block Grant (CDBG)	\$328,905
Recover Housing Program (RHP)	\$ 0
HOME Investment Partnerships (HOME)	\$ 0
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 0
Emergency Solutions Grant (ESG)	\$ 0

Individuals and families across the country are struggling in the face of four converging crises: the COVID-19 pandemic, the resulting economic crisis, climate change, and racial inequity. Through these federal programs, CPD seeks to develop strong communities by promoting integrated approaches that provide decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income and special needs populations, including people living with HIV/AIDS. We urge grantees to strategically plan the distribution of grant funds to provide relief for those affected by these converging crises and help move our country toward a robust recovery.

Based on your jurisdiction's CDBG allocation for this year, you also have \$1,276,515 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction's existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction. Because the funds are not appropriated by Congress, Housing Trust Fund (HTF) formula allocations will be announced at a later date under separate cover.

HHD continues to emphasize the importance of effective performance measurements in all its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensure grantees comply with program requirements and policies, provide identifiable and accurate information about the persons that benefit from a community's activities, and participate in HHD-directed grantee monitoring. Your ongoing attention to ensuring complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPO Office Director.

Sincerely,



James Arthur Lemmon II  
Principal Deputy Assistant Secretary  
for Community Planning and Development



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410

ASSISTANT SECRETARY FOR  
COMMUNITY PLANNING AND DEVELOPMENT

February 25, 2021

The Honorable David Merchant  
Mayor of Sumter  
P.O. Box 1449  
Sumter, SC 29151-1449

Dear Mayor Merchant:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2021 allocations for the Office of Community Planning and Development's (CPO) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. Public Law 116-260 includes FY 2021 funding for these programs. Your jurisdiction's FY 2021 available amounts are as follows:

Community Development Block Grant (CDBG)	\$328,1K13
Recover Housing Program (RHP)	\$ 0
HOME Investment Partnerships (HOME)	\$ 0
Housing Opportunities for Persons With AIDS (HOPWA)	\$ 0
Emergency Solutions Grant (ESG)	\$ 0

Individuals and families across the country are struggling in the face of four converging crises: the COVID-19 pandemic, the resulting economic crisis, climate change, and racial inequity. Through these bedrock programs, CPO seeks to develop strong communities by promoting integrated approaches that provide decent housing and suitable living environments while including people living with HIV/AIDS. We urge grantees to strategically plan the disbursement of grant funds to provide relief for those affected by these converging crises and help move our country toward a robust recovery.

Based on your jurisdiction's CDBG allocation for this year, you also have \$1,276,515 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction's existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction.

Because the funds are not appropriated by Congress, Housing Trust Fund (HTF) formula allocations will be announced at a later date under separate cover.

www.hud.gov  
espanol@hud.gov

FUD continues to emphasize the importance of effective performance measurements in all its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensure grantees comply with program requirements and policies, provide demographic and income information about the persons that benefited from a community's activities, and participate in FUD-directed grantee monitoring. Your ongoing attention to ensuring complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,



James Arthur Jemison II  
Principal Deputy Assistant Secretary  
for Community Planning and Development



**Notice to Public**

As an Entitlement Community the City of Sumner expects to receive approximately \$328,908.00 from the US Department of Housing and Urban Development for fiscal year 4/1/21-3/31/22. The city is required to complete an Annual Action Plan that identifies the activities it will undertake. Persons wishing to make comments on the proposed plan may do so in writing only with the Community Development office. The review period runs from March 24, 2021 to April 29, 2021. The office is located at the Magnolia Plaza, 20 N. Magnolia Street, Sumner, BC, through April 30, 2021 and the Liberty Center, Office Designation H, 12 W. Liberty Street, Sumner, BC, April 1st, 2021 until April 29, 2021. Office hours are 9:30am to 5:00pm Monday through Friday. You may call Clarence Gaines at 360-774-1849 for further information. Non-English speaking persons, hearing impaired or deaf persons may call the same phone number for assistance and information. Entry to the Liberty Center is handicap accessible.

**Specific Projects**

<b>Administration</b> (administer the entitlement program)	\$88,760.00
<b>Demolition</b> (estimate storm and light in residential and commercial areas)	\$30,000.00
<b>Historic Preservation</b> (eliminate skunk and blight in commercial areas)	\$30,000.00
<b>Housing Repair</b> (housing repair for low-moderate-income citizens)	\$174,123.00
<b>Youth Employment</b> (provide summer employment for 35-40 low-moderate income youth)	\$44,000.00
<b>Boys and Girls Club</b> (provide minor home repairs for low-moderate-income citizens)	\$2,500.00
<b>Youth Services</b> (provide vouchers for LMI youth to participate in activities)	\$2,600.00
<b>Total</b>	\$328,908.00

David P. Marchant  
Mayor

Clarence Gaines  
Community Development  
Director

3/24/21

The Item

1. **ANNEXATIONS – FIRST**
  - a) Consider *First Reading* of an ordinance to annex by 100 percent petition one parcel of land totaling approximately .44 acres located on the south side of Focalia Springs development near Masters Drive and represented by Tax Map No. 225-00-02-075.
  - b) Consider *First Reading* of an ordinance to annex by 100 percent petition one parcel of land totaling approximately 34.64 acres located off Cammen Highway (US Hwy 521 North) and represented by Tax Map No. 202-00-03-030.
2. **COMMUNITY DEVELOPMENT**
  - Consider *First Reading* of an ordinance to amend the CDBG Fulfillment Budget for 2020-2021.
3. **FAIR HOUSING MONTH**
  - Consider *Resolution No. 793* designating the month of April 2020 as Fair Housing Month in the City of Sumter.
4. **COUNCIL REPORTS**
  - Receive comments from Council members concerning matters of interest to Council and the City of Sumter.

**NEW BUSINESS**

1. **BOARDS AND COMMISSIONS**
  - Consider appointments expired December 31, 2019, and other vacancies
2. **PROPERTY TRANSFER**
  - Consider *Final Reading of Ordinance No. 2662* authorizing the transfer of three parcels of City-owned property located on Missouri Street and at 620 and 622 Boulevard Road (Tax Map Nos. 250-07-03-003, 250-06-08-004, 250-06-08-005) in the Sumter School District.
3. **CENSUS 2020**
  - Receive update regarding Census 2020.

**OLD BUSINESS**

1. Call to Order - Mayor Joseph T. McFiverson, Jr.
2. Invocation/Pledge of Allegiance – Councilman Calvin K. Hastie, Sr.
3. Approval of Minutes – March 3, 2020 Regular Meeting

**AGENDA**  
**REGULAR MEETING**  
**SUMTER CITY COUNCIL**  
**TUESDAY, MARCH 17, 2020 – 5:30 P.M.**  
**CITY COUNCIL CHAMBERS**  
**SUMTER OPERA HOUSE (21 NORTH MAIN STREET, SUMTER, SC)**

**5. CITY MANAGER'S REPORT**

Receive comments or reports from City Manager.

**6. LEGISLATIVE UPDATE**

To review any pending legislation pertinent to local government.

**7. EXECUTIVE SESSION**

To discuss contractual matter(s) and appointments to Boards and Commissions, if necessary, in accordance with Section 30-4-70 of the South Carolina Code of Laws.

The public is hereby notified that if City Council holds an Executive Session, the Council may take official action on the above-listed matters following the conclusion of the Executive Session.

**Schedule of Community Meetings**  
**City of Sumter**  
**Community Development Department**  
**In Preparation for the Annual Action Plan for Community**  
**Development Block Grant (CDBG) Budget**

- Tuesday, January 5, 2021 at 6:00pm  
 North Hope Center 904 N. Main St.
- Thursday, January 7, 2021 at 6:00pm  
 Blaine Hope Center 210 S. Purdy St.
- Tuesday, January 8, 2021 at 6:00pm  
 South Hope Center 1125 S. Lafayette Drive
- Public Hearings, Tuesday, January 19, 2021 at 6:30pm  
 in the Sumter Opera House Auditorium located on the  
 First Floor at 21 North Main Street, Sumter, SC.

The public is invited to attend and have input  
for the upcoming budget process.

Call the Community Development Office  
at 774-1648 for more information.

The Item 12-23-20

**AGENDA  
REGULAR MEETING  
SUMNER CITY COUNCIL  
TUESDAY, JANUARY 19, 2021 – 5:30 P.M.  
SUMNER OPERA HOUSE AUDITORIUM  
(21 NORTH MAIN STREET, SUMNER, SC)**

*This meeting will be open to the public due to scheduled public hearings. Meeting attendees will be required to wear masks and have their temperatures checked to enter the building. The meeting can also be accessed through YouTube at the link below.*

[www.youtube.com/live/3jgumner](http://www.youtube.com/live/3jgumner)

1. Call to Order - Mayor David P. Merchant
2. Invocation/Pledge of Allegiance – Councilman Steven H. Corley
3. Approval of Minutes – January 5, 2021 Regular Meeting  
January 12, 2021 Special Meeting

**PUBLIC HEARINGS  
SIX O'CLOCK P.M.**

1. **COMMUNITY DEVELOPMENT**
  - a) Receive comments from the public to amend the CDBG Entitlement Budget for the Year 2020-2021 to include a special allocation in the amount of \$243,552 in accordance with the Coronavirus Aid, Relief and Security Act (CARES Act).
  - b) Receive comments from the public regarding the proposed CDBG Entitlement Budget for the Year 2021-2022.

**OLD BUSINESS**

1. **BOARDS AND COMMISSIONS**  
Consider appointments due to expire on December 31, 2020 and other vacancies.
2. **ELECTRONIC COUNCIL MEETINGS**  
Consider *Final Reading of Ordinance No. 2222* amending Chapter 2 ("Administration") of the City Code concerning meetings of City Council to authorize electronic meetings under certain circumstances.
3. **EMERGENCY ORDINANCE**  
Consider *Ordinance No. 2223* amending and extending the expiration date of Ordinance No. 2218 concerning face coverings in retail and foodservice establishments.

**NEW BUSINESS**

1. **ANNEXATION (ANN-20-10), 1351 POCAHONTA ROAD**  
Consider *First Reading* of an ordinance to annex by 100 percent petition an approximate 1.89-acre parcel of land located at 1351 Pocahonta Road (Tax Map No. 226-13-03-003).

2. **HOSPITALITY FEE REVENUE BOND**  
Consider *First Reading* of an ordinance entitled: "An Ordinance Providing for the Issuance and Sale of a City of Sumter, South Carolina Hospitality Fee Revenue Bond, Series 2021, in the Principal Amount of Not Exceeding \$2,550,000; and Other Matters Relating Therein".

3. **COUNCIL REPORTS**  
Receive comments from Council Members concerning matters of interest to Council and the City of Sumter.

4. **CITY MANAGER'S REPORT**  
Receive comments or reports from City Manager.

5. **LEGISLATIVE UPDATE**  
To review any pending legislation pertinent to local government.

6. **PUBLIC COMMENTS**  
Receive comments from the public. Please try to limit your comments to three minutes or less.

7. **EXECUTIVE SESSION**  
To discuss contractual matters, personnel matters, appointments to Boards and Commissions, or to receive legal advice relating to matters covered by the attorney-client privilege, if necessary, in accordance with Section 30-4-70 of the South Carolina Code of Laws.

8. **ADJOURNMENT**  
The public is hereby notified that if City Council holds an Executive Session, the Council may take official action on the above-listed matters following the conclusion of the Executive Session.

ATTEST:  
 Linda D. Hinnant, City Clerk  
 \_\_\_\_\_  
 Steven H. Conley, Councilman  
 \_\_\_\_\_  
 Calvin K. Haskie, Sr., Councilman  
 \_\_\_\_\_  
 Colon R. Haskie, Sr., Councilman  
 \_\_\_\_\_  
 Thomas J. Lowery, Mayor Pro Tem  
 \_\_\_\_\_  
 Jones J. Dwyer, Councilwoman  
 \_\_\_\_\_  
 David P. Merksamer, Councilman  
 \_\_\_\_\_  
 Colin C. Davis, Councilman  
 \_\_\_\_\_

CITY OF SUMTER, SOUTH CAROLINA  
 Joseph T. McQueen, Jr., Mayor  
 \_\_\_\_\_

DONE AND RATIFIED IN COUNCIL, DULY ASSEMBLED THIS 17<sup>TH</sup> DAY OF MARCH 2021.

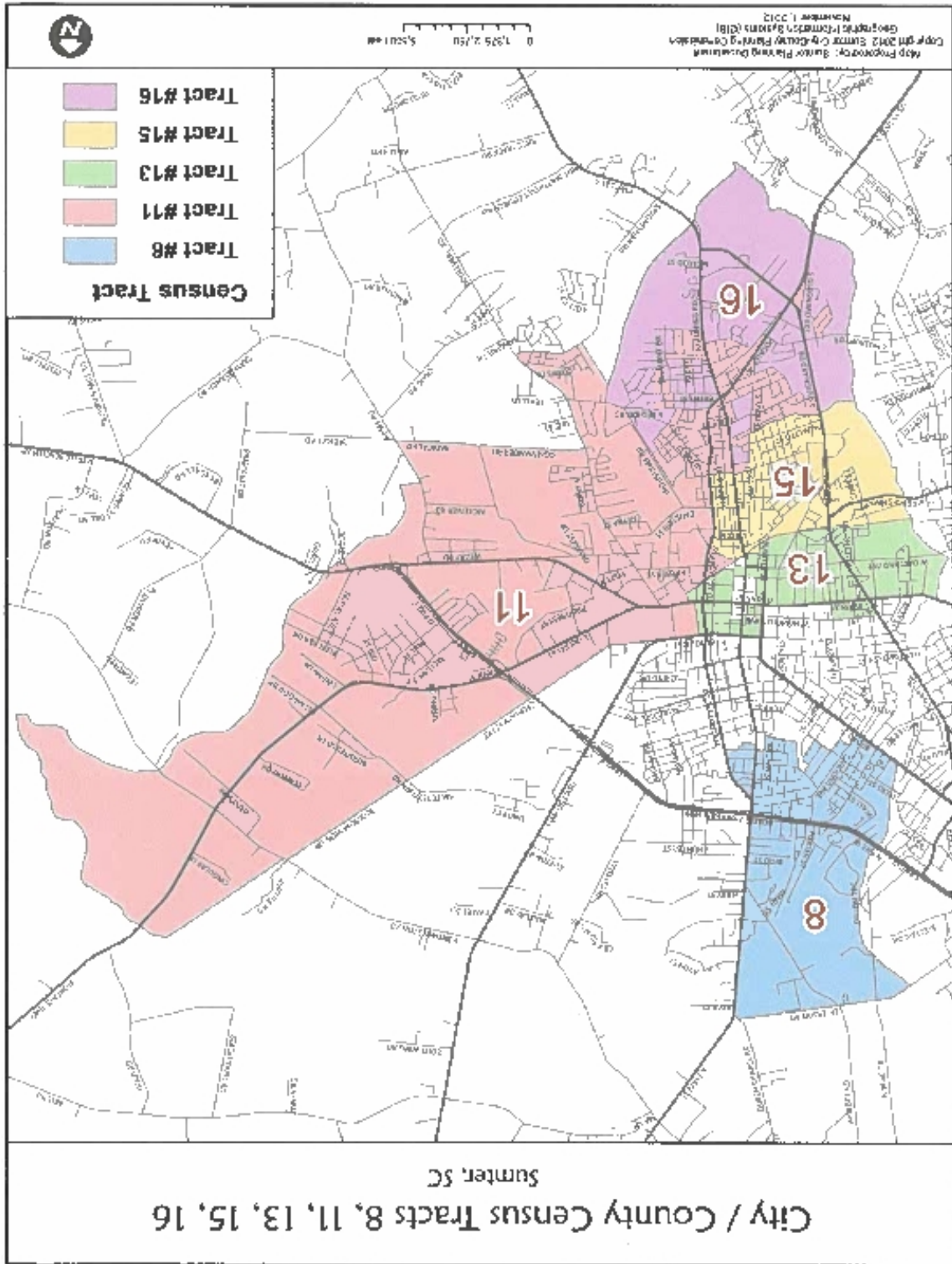
NOW, THEREFORE, BE IT RESOLVED, BE IT RESOLVED, that we the members of Sumter City Council, do hereby designate April 2020 as Fair Housing Month in the City of Sumter, State of South Carolina, and recognize this month as the 29<sup>th</sup> Anniversary of the HOME Program - Home Investment Partnership Program. The City of Sumter will continue to promote and advocate fair housing for all of its citizens.

WHEREAS, Sumter City Council desires that every citizen be offered the opportunity to live in the home of his or her choice; hence, the City of Sumter does not discriminate in its housing practices.

WHEREAS, Sumter City Council rejects discrimination on the basis of race, color, sex, national origin, religion, ancestry, and disability; and

WHEREAS, Sumter City Council desires that its citizens be offered the opportunity to attain a decent, safe and sanitary living environment and;

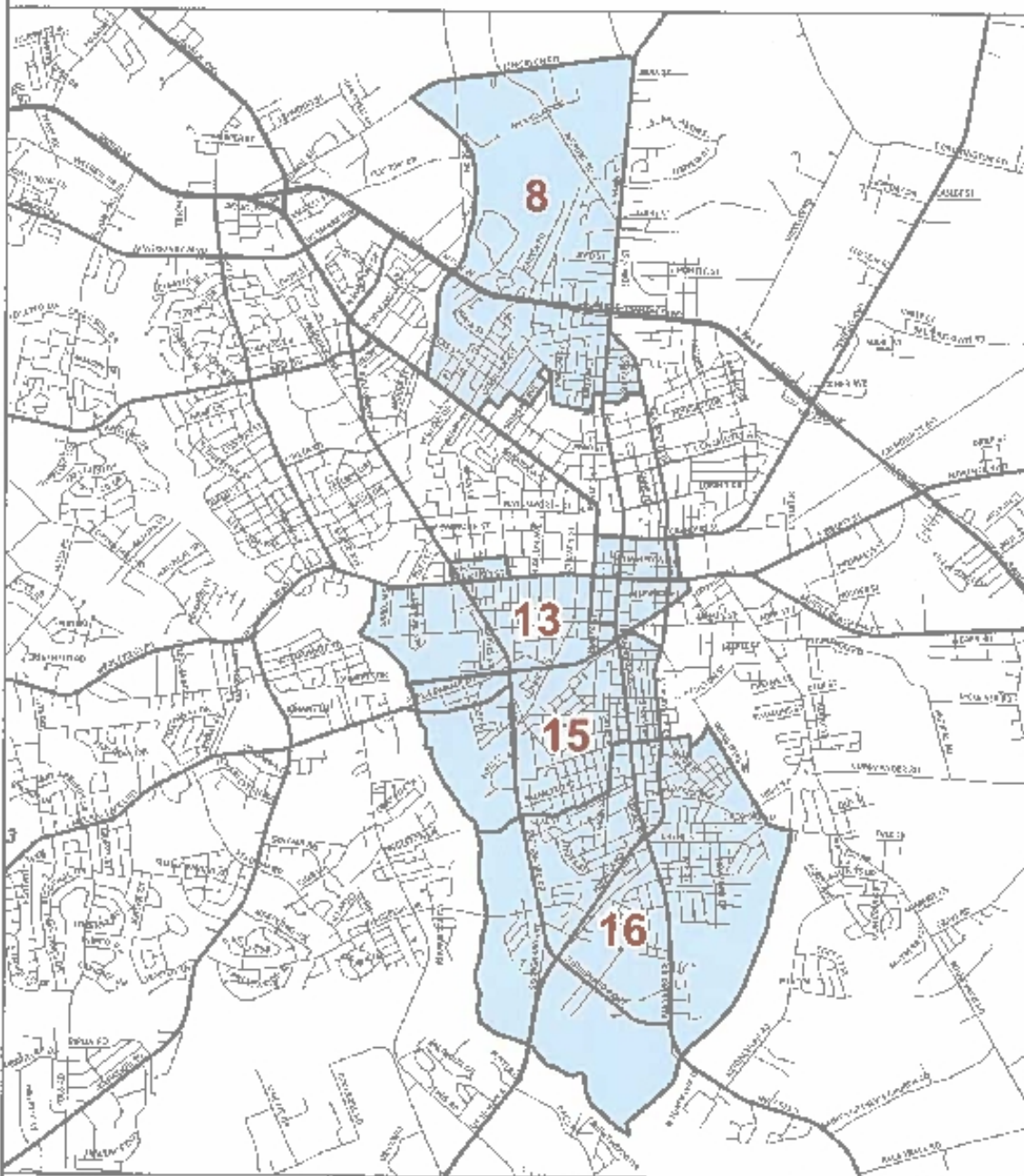
STATE OF SOUTH CAROLINA )  
 COUNTY OF SUMTER )  
 CITY OF SUMTER )  
 RESOLUTION NO. 793 )  
 Designating the Month of April 2020 )  
 as Fair Housing Month and the 29<sup>th</sup> )  
 Anniversary of the HOME Program )





# Sumter Empowerment Zones

Sumter, SC



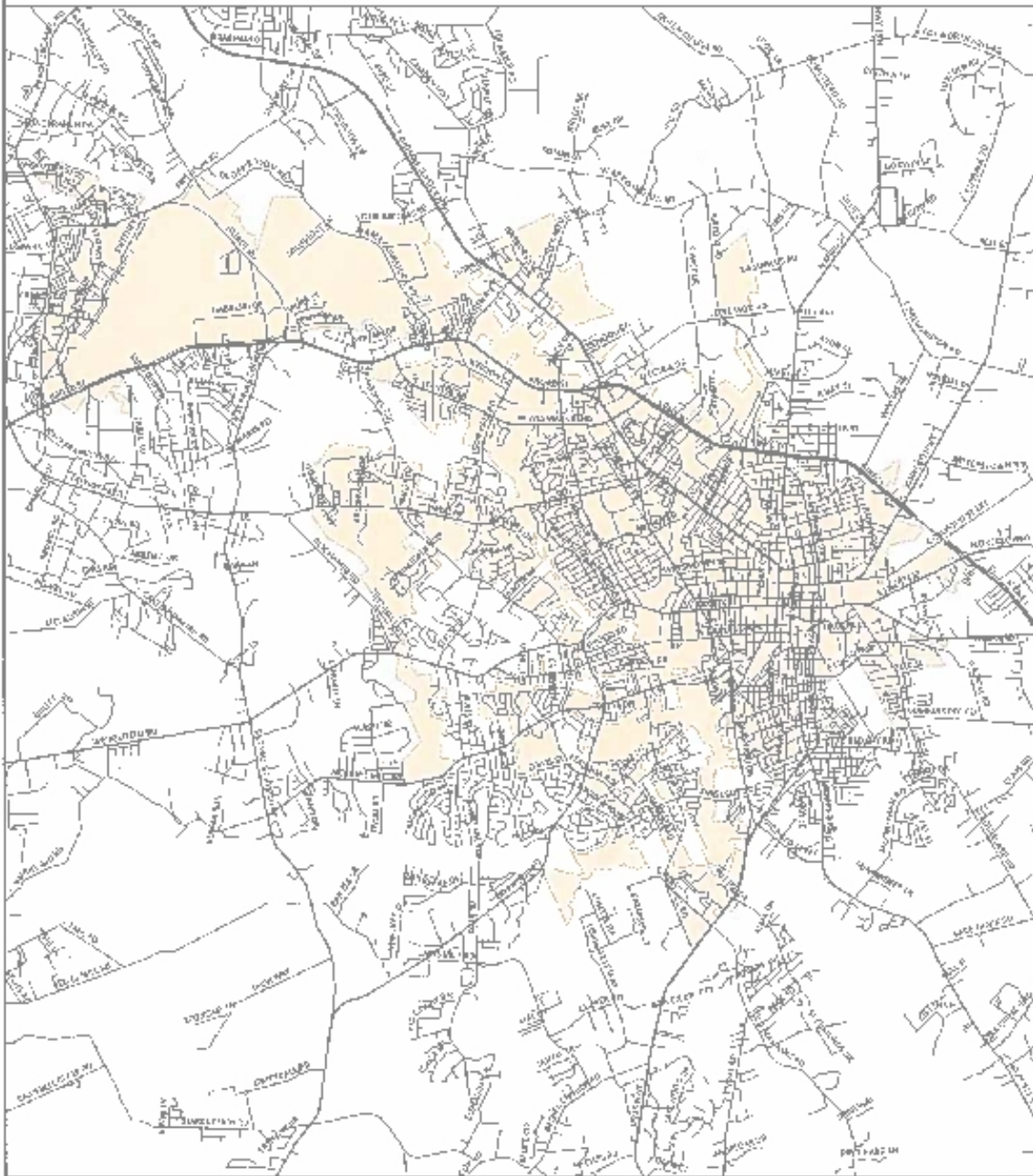
Map Prepared by: Sumter Planning Department  
Copyright © 2012: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
November 1, 2012

0 1250 2500 5000 Feet



# Sumter City Limits

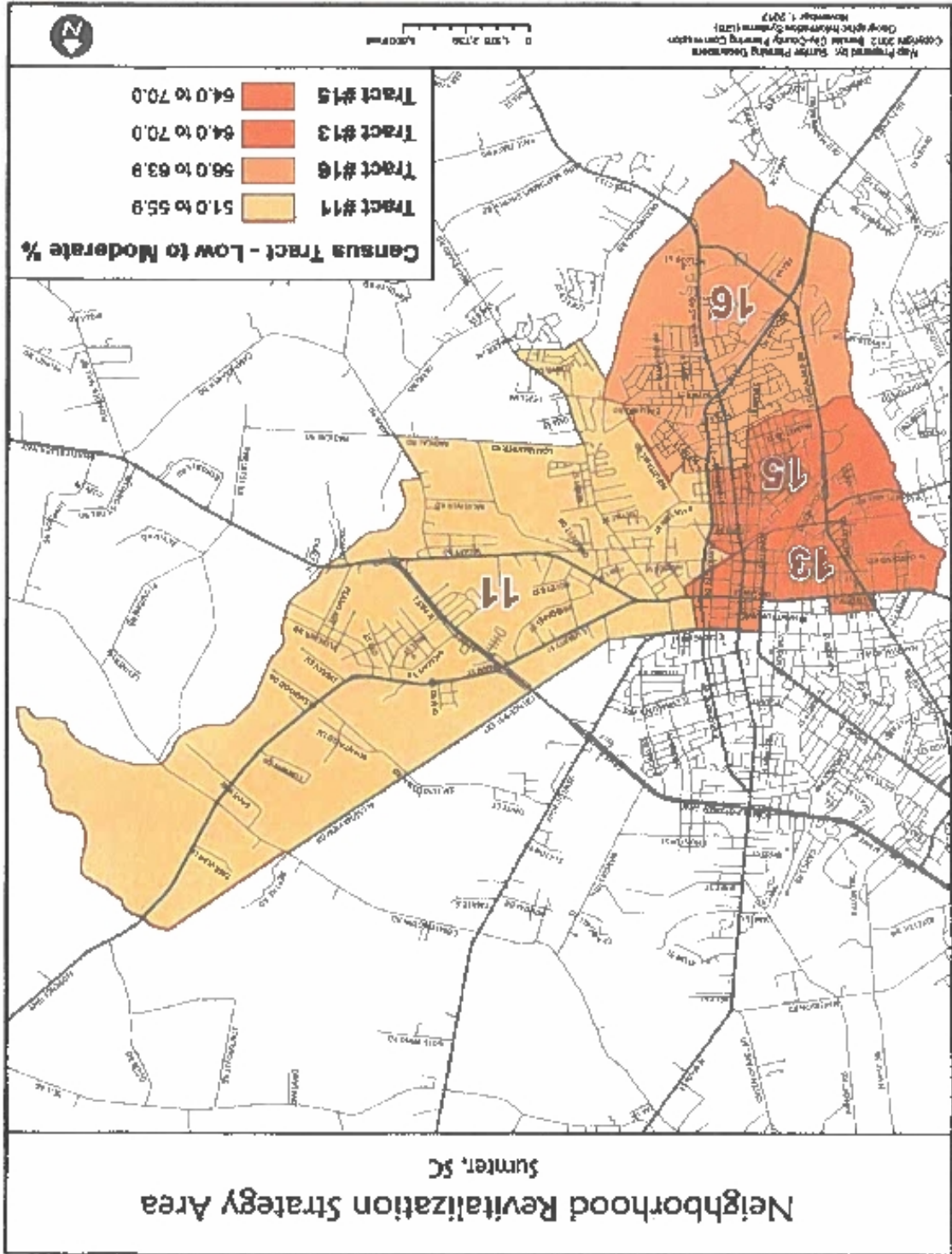
Sumter, SC



Map Prepared by: Sumter Planning Department  
Copyright © 2012 Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
November 1, 2012

0 2,100 4,200 8,400 Feet





Community Development Block Grant (CDBG)  
Program Year: April 1, 2021-March 31, 2022



2021-2022

Annual Action Plan  
Housing, Non-Housing & Community Development

City of Sumter

**City of Sumter  
Community Development Department  
Annual Action Plan  
April 1, 2021-March 31, 2022**

**Executive Summary**

The Lead Agency for developing the One-Year Annual Action Plan is the City of Sumter. The direct responsibility has been delegated to the Community Development Department. Consultation and coordination with area agencies, organizations, citizens, low-income citizens, especially the homeless, elderly, handicapped and disabled was intentional. The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

The plan is built around a strong institutional structure that has been in place for decades. The City pledges its support in maintaining files for periodic monitoring and as an internal measuring stick, provides an annual monitoring itself in the form of the CAPER - Comprehensive Annual Performance and Evaluation Report.

The public expressed concern for housing, drainage, demolition, sidewalks, and street paving issues during community meetings in preparation for the development of the Plan. The City pledges to step up its housing programs, housing repair, especially to provide more decent and sanitary housing for the elderly, disabled and LMI citizens.

Home Ownership is an important part of the Community Development Department's initiative. Prospective homeowners will be encouraged to pursue the American Dream through the City's Affordable Housing Program. This program has a Housing Counseling component as well as a post-home buyer follow-up program.

The City makes this a workable program with the use of CDBG funds for down payment and closing cost assistance as well as acquisition of land when necessary. EOMF funds are used to provide subsidies that close the gap between income and the cost of housing.

There are many income barriers to successful homeownership. The City hopes to tear down some of these barriers with training and orientation regarding credit issues and proper planning and budgeting for successful homeownership and retention.

Homeless prevention is one of the City's greatest challenges. Many homeless persons are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence has to be a process. Through the Eastern Carolina Homelessness



Organization the City will work with member agencies to obtain funds for a continuum of care for the Sumner area that will be large enough to serve a large number of homeless individuals and families with children. It may take some time for this to come to fruition; however, it will materialize in the not too distant future.

The Economic Development component of the Community Development Department encompasses a wide range of initiatives. Money circulates throughout the community for insurance on new homes, taxes on repaired and new homes, and labor and materials for construction and repair of homes for L.A.M.I. citizens, permit fees from contractors, hotel/motel accommodation for contractors and their workers plus food. The same can be said for Downtown Revitalization, Street Paving and Drainage and other projects.

The Anti-Poverty Strategy is an effort embedded in everything we do. Other agencies assist with implementation of programs such as Early Head Start, Regular Head Start, Success-By-Six, First Steps, Youth Build and others. All of these programs have life skill components that cater to the entire family. (Generations to come will benefit from the services, training and follow-through provided by these and other such programs.

HOPEVA – Housing Opportunities for People with Aids is a much needed program for Sumner. A group of interested citizens birth a new initiative forming the agency Empowered Personal Care Home Health Alliance Inc., which provides housing, working skills training, and a continuum of care for the clientele. The spread of HIV/AIDS in the Sumner area is being maintained due to the partnership of Department of Social Service and the City of Sumner. Recent statistics mark Sumner 5 in HIV/AIDS infections in the State, with 663 cases of AIDS/HIV, cumulative through the years 2017-2019. Additionally, out of the total cases there have been 431 deaths.

NRSA – Neighborhood Revitalization Strategy Area was approved in 1996. Several initiatives have taken place in this area since that time including the Brucey Plaza, new programs at the South Sumner Resource Center to include the birth of a non-profit for Affordable Housing and Housing Repair, Youth Build and a new extension of the Sumner County Library. The NRSA now has one of the three HOPE Centers on the edge of one of its census tracts, Census Tract 16. The City is in the process of renewing the NRSA designation.

There are strategic plans and goals projected for the upcoming year. These plans and goals will materialize as we work the programs on a daily basis.

Public Housing plays a pivotal role in community development. The local Public Housing Agency provides services to their clients along with a strong Resident Initiative Program. This program provides opportunities for residents to learn leadership skills as well as plan for home ownership or another kind of business venture.

**Program Year 2 General Narrative**

The City of Sumner conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City commences its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumner uses the majority of its CDBG funds for "direct benefit" housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.

For more than 15 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumner NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for "area benefit" CDBG activities. The City uses over 70% of its annual CDBG funds on "area benefit" activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 15% of the annual allocation is made to public service activities that serve residents of the NRSA's. Other programs funded by the Columbia-Sumner Employment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide.

The City of Sumner NRSA includes four census tracts, 11, 16, 13, and 15. A depiction that shows the race distribution and population of each census tract is listed below:

**2010 Census**

**SC - Sumner County - Census Tract 16**

Population	
Total Population	4,004
Racial Status (in housing units unless noted)	
Total	1,702
Occupied	1,461

Owner-occupied	863
Population in owner-occupied (number of individuals)	2,203
Renter-occupied	598
Population in renter-occupied (number of individuals)	1,789
Households with individuals under 18	553
Vacant	241
Vacant: for rent	37
Vacant: for sale	12
Population by Sex/Age	
Male	1,822
Female	2,182
Under 18	1,096
18 & over	2,908
20 - 24	281
25 - 34	474
35 - 49	708
50 - 64	768
65 & over	544
Population by Ethnicity	
Hispanic or Latino	114
Non Hispanic or Latino	3,890



Population	
Total Population	2,078
Housing Status (in housing units unless noted)	
Total	981
Occupied	767
Owner-occupied	405
Population in owner-occupied (number of individuals)	1,022
Renter-occupied	362
Population in renter-occupied (number of individuals)	1,021
Households with individuals under 18	255

SC - Sumner County - Census Tract 15

Population by Race	
White	260
African American	3,642
Asian	0
American Indian and Alaska Native	14
Native Hawaiian and Pacific Islander	3
Other	53
Identified by two or more	32

Vacant	
Vacant for rent	34
Vacant for sale	6
Population by Sex/Age	
Male	960
Female	1,118
Under 18	557
18 & over	1,521
20 - 24	160
25 - 34	226
35 - 49	353
50 - 64	407
65 & over	308
Population by Ethnicity	
Hispanic or Latino	31
Non Hispanic or Latino	2,047
Population by Race	
White	9
African American	2,028
Asian	1
American Indian and Alaska Native	3
Native Hawaiian and Pacific Islander	0

Population	
Total Population	
	2,073
Housing Status (in housing units unless noted)	
Total	1,220
Occupied	985
Owner-occupied	356
Population in owner-occupied (number of individuals)	847
Renter-occupied	629
Population in renter-occupied (number of individuals)	1,215
Households with individuals under 18	211
Vacant	235
Vacant: for rent	66
Vacant: for sale	16
Population by Sex/Age	
Male	959

SC - Sumner County - Census Tract 13



Other	18
Identified by two or more	19

**SC - Sumner County - Census Tract 11**

▲▲▲

Population by Ethnicity	
Hispanic or Latino	25
Non Hispanic or Latino	2,048
Population by Race	
White	330
African American	1,692
Asian	10
American Indian and Alaska Native	5
Native Hawaiian and Pacific Islander	7
Other	12
Identified by two or more	17
Population by Age	
Female	1,114
Under 18	408
18 & over	1,665
20 - 24	125
25 - 34	208
35 - 49	321
50 - 64	514
65 & over	458

Population	
Total Population	4,327
Housing Status (in housing units unless noted)	
Total	1,711
Occupied	1,518
Owner-occupied	932
Population in owner-occupied (number of individuals)	2,466
Renter-occupied	586
Population in renter-occupied (number of individuals)	1,861
Households with individuals under 18	645
Vacant	193
Vacant: for rent	46
Vacant: for sale	19
Population by Sex/Age	
Male	2,047
Female	2,280
Under 18	1,315
18 & over	3,012
20 - 24	245
25 - 34	587
35 - 49	814

1. The City of Sumner is the lead agency. The City of Sumner carries out federal programs administered by the U.S. Department of Housing and Urban Development. The Consolidated Plan is the document that Sumner submits to the U.S. Department of Housing and Urban Development (HUD) as an application for funding for the following program:

**The Process**

As reflected in US Census Bureau, Census 2010 data above, several areas of minority concentration existed in the City NRSA in 2010. Particularly high concentrations of African-Americans were found in all locations: 91% Census tract 16, 98% Census tract 15, 82% Census tract 13, and 66.8% Census tract 11. These percentages compare with the City overall African-American population of 46.7%.

Population by Ethnicity	
Hispanic or Latino	217
Non Hispanic or Latino	4,110
Population by Race	
White	1,223
African American	2,892
Asian	11
American Indian and Alaska Native	20
Native Hawaiian and Pacific Islander	3
Other	135
Identified by two or more	43
50 - 64	787
65 & over	433

• Community Development Block Grant (CDBG)

2. The jurisdiction met with and consulted with several agencies, organizations and community groups in preparation of this plan. Low income citizens were invited to all meetings and public hearings. Persons who are HIV/AIDS positive were not excluded from the planning process, nor were the elderly, handicapped and disabled. Four community meetings were held to provide citizens' input into the planning process.
3. The City of Sumter will continue to participate in the Interagency Monthly Meetings. These meetings provide an opportunity for persons to become familiar with program and services that are in the area for low-moderate-income persons. This is a place where most of the service agencies, including some health care providers, housing providers, and Public Housing Authority representatives meet and share information and ideas about services and care to low-income, special needs and the elderly, including HIV/AIDS victims.

The City will continue to work closely with the Housing Authority to make information available to its residents on Fair Housing issues and tenant's rights and responsibilities. Affordable Housing opportunities and credit counseling along will continue to be included in the curriculum the City will share with the residents.

**Citizen Participation**

1. A summary of the process follows: Funded by the Citizens Participation Plan, staff from the Community Development Office conducted outreach through a series of public meetings, phone calls and mailings. Staff held meetings at the three IOPF Centers and the South Sumter Resource Center. Many homeless persons congregate in the southern part of the city; however, only a few showed for the meetings this year. Input from them is included in the Five-Year Consolidated Plan, as well as the Annual Action Plan.
- The City of Sumter Housing Authority assisted with the development of the plan by starting information from their Annual Action Plan and providing their residents with information about the services of the City's Community Development Department. They included public housing residents in the development process by disseminating information, providing notification of public meetings and public hearings and encouraging resident participation. The Citizen Participation Plan also provides an opportunity for interpreters for non-English speaking persons if the number of potential beneficiaries exceeds 10%. Currently the number is below 10%. However, the Community Development Department staff has the names, addresses and telephone numbers of two Spanish-speaking persons who will to assist with interpretation at meetings when needed. Staff has met and talked with these persons.

2. **A Summary of Citizens' Comments follows:** The citizens expressed interest in better drainage system, street paving, demolition and code enforcement. More specific needs are attached to the end of this document.

3. **Efforts to broaden public participation follows:** The staff advised the community meetings in advance through local media and churches. Flyers were placed in public places where some citizens who are low-income congregate. All service agencies were invited to have their clients participate in the meetings. The locations of meetings were at the HOPE Centers that are located in the central parts of the City and the South Sumter Resource Center on the south side of town.

4. There were no comments that were not accepted.  
Homeless persons were not excluded from these meetings.

**Institutional Structure and Coordination of Resources:**

1. The structure in which the CDBG program will be carried out is within a council-manager form of government which was established in 1912. Sumter was the first in the United States to successfully adopt this form of government.

With more than 500 City employees, including City Council members, the City of Sumter has leadership in place that not only promotes quality and responsive services, but one that permeates, involves and is accessible to all staff levels. The Mayor is elected and the City Manager is the Chief Executive Officer. City Council hires the City Manager. There are currently 15 department directors. The City of Sumter shares with the County the benefit of several officers: Tax Collector, Property Appraiser, Clerk of Circuit Court, Planning Director, Auditor, Treasurer, and Supervisor of Elections. These officers maintain a high degree of operational integrity and autonomy.

Sumter is home to Shaw Air Force Base, a growing industrial base, the world famous Swan Lake Iris Gardens and a city population of 42,700. The City of Sumter is in the heart of the community with a total City and County population of 108,000. Sumter provides a home town feel with the conveniences of a large city.

Shaw Air Force Base was spared during the recent Base Realignment and Closure initiative. After the arrival of 3<sup>rd</sup> Army from Fort McPherson, Georgia to Shaw AFB, Sumter has experienced a gain in population. Due to the increase in population, there will be the need for additional housing and supportive services for service persons and their families. The school districts are prepared for the increase in students, and higher education administrators anticipated the increase in demand for adults wanting to further their education.

**Shaw Air Force Base**



Shaw Air Force Base has been part of the Sumner Community for more than 60 years. There has been a working partnership between the base and the community that has become a proud tradition for a superior quality of life. The partnership represents the excellence in supporting the Air Force mission while, at the same time, building civic pride and patriotism in the community, both now and in the future.

Shaw Air Force Base has expanded with the 3<sup>rd</sup> Army. Headquarters which is located here from Ft. McPherson, GA. This move created approximately 75-150 civilian jobs, 1700-2000 military jobs, and generated a population growth initially of about 3,100 including all family members, with the potential population increase to 10,000.

The Sumner community prepared for the growth under the auspices of the Sumner Base Defense Committee, Mission Growth Committee. The Mission Growth Committee was concerned with four main initiatives:

- 1) Mission Growth
- 2) Economic Development
- 3) Quality of Life
- 4) Public Safety

- 1) **Mission Growth.** The 20<sup>th</sup> Fighter Wing, 9<sup>th</sup> Air Force and 3<sup>rd</sup> Army Headquarters are worked side by side to determine the community support required.
- 2) **Economic Development.** The Base Defense Committee worked with the City, County and Chamber of Commerce to meet the needs of the influx of persons our community will have as a result of BRAC. Approximately 10,000 total people have come to this area. Dependents account for about 4,000. About 2000-2500 need jobs. Sumner have improved immensely for job opportunities and identifying the type of work skills that are required. (The 70% dependents looking for work, the majority have found work to match their skill set. About 20% of them have professional skills such as teachers and administrators. Another 20% will probably have managerial skills. With many of them very well skilled, is high demand for the abundance of available jobs here for them with Sumner experiencing a 5.9% unemployment rate compared to the national average of 6.0% and the State of South Carolina's average of 5.3%.
- 3) **Quality of Life.** Like private industry, military personnel and their families look for quality of life assets. All new-comers to Sumner look for good jobs, housing, education, recreation, healthcare, security and cultural activities. Caterpillar for example has two plants here in Sumner. This is because of routes from Shaw Air Force Base and the skills they have that are an asset to the workforce at their plants.

Sumner's current workforce is below standard for technology, which the local businesses and local technical college is making a concerted effort to rectify this problem. There are two elements that are of serious concern to the Base Defense Committee:

- A. Education
- B. Employment

Sumner has one public school district. The superintendent does not see a problem accommodating the influx of students due to RR Act. The quality of education here is adequate to accommodate the influx. Students that do not attend public school will attend private school or be home schooled. Additionally, there are at least five to six colleges in the area when you combine the colleges on Shaw and the colleges in Sumner.

Housing is not a problem. Privatization has taken care of the increased population needs for on-base housing. (One significant observation, however, is the need and request for four bedroom units. With extended families becoming all too common, most families prefer having four bedroom units to accommodate future needs.

Security is another need. Sumner Police and Sheriff Departments made the necessary adjustments within their departments to sufficiently patrol all areas. (Things are in emerging concern for the Sumner community. They are not organized as they are in larger cities. Therefore they lack leadership, and organization (as a consequence) could be more dangerous in their activities.

Healthcare is adequate. Shaw Air Force Base closed its hospital some years ago. It now has only a day clinic. There is no Emergency Room. Falmoro Tuomey Healthcare System has taken on a big responsibility for (with) Shaw AFB and its hospital. Tuomey has expanded its Emergency Room and added 40 beds to the hospital. This expansion will generate about 160 jobs. Currently there are 160-165 doctors with hospital privileges. With Shaw's increase in population Sumner will need more doctors to relocate here.

4) **Public Information** is very important. It highlights cultural, recreational, entertainment, parks and educational opportunities. This was done in many ways and through many venues including the Visitor's Center, brochures, newsletters and websites.

Information was disseminated about jobs, schools, churches, etc. Churches will be encouraged to be open to accepting persons who are new to the current membership.

It is anticipated that most of the military personnel will look to Sumner for fulfilling their needs. Although the Army leadership wants their personnel not more than one hour away from their work station, it is believed that most of them

will want housing and schooling as well as recreational, educational and cultural activities here in Sumter.

Technology will play a pivotal role in that Sumter develop and maintained a website with new-ecmer information and news articles about what's happening at Shaw and in Sumter, such as Shaw Fest, Family Support Center activities, New Corners Club, etc.

### 1. Sumter Today

The City of Sumter is the seat of Sumter County and is the eighth largest metropolitan area in the state of South Carolina. Incorporated as Sumterville in 1845, the city's name was shortened to Sumter in 1855. It has grown and prospered from its early beginnings as a plantation settlement.

The city and county of Sumter bear the name of General Thomas Sumter, the "fighting Gamecock" of the American Revolutionary War. His place in US history is secure as a patriot and military genius. General Sumter was one of the models for Mel Gibson's character in the 2000 movie, "The Patriot" along with Francis Marion and Andrew Pickens, also from South Carolina, and his service to his country continued for the duration of his long life.

In 1912 the City of Sumter became the first city in the United States to successfully adopt the council-manager form of government. It is still in effect today. Sumter's political leadership of elected officials in the form of a seven-member City Council headed by the Mayor, with the strong managerial experience of an appointed City Manager, who serves as the chief administrative and executive officer of the city.

Sumter is centrally located in the middle of South Carolina with the beautiful beaches in one direction and the Blue Ridge Mountain in the other.

The strength of the delivery system for services is the strong relationship established and maintained between service agencies and organizations, non-profits and the public housing authority.

### 2. Downtown Sumter

The City of Sumter continues the redevelopment of its downtown through an aggressive Downtown Development initiative. Because of its historic significance, many of the structures are, and will be revitalized in a way that they do not lose their historical significance. A multi-million dollar streetscape project has been completed as well as total renovations of five public parking lots in the Central Business District (CBD). Decorative cross-arms and buried utility lines have been installed at downtown intersections with more intersections to be updated. Underground utility work and the installation of new sidewalks, a newly paved road with stamped crosswalks, curbing, and

landscaping and irrigation was completed in 2016 on East Liberty Street from Larvin Street to Main Street. Main Street saw a brand new resurfacing from Calhoun to Bartlett while improvements were also made to the power and irrigation to pose the downtown for continued growth.

In 2017, construction continued for a 93 room Hyatt Place Hotel on Main Street, which was open April 2018. Along with the hotel, the City broke ground and completed construction of a public parking garage, which opened for public use in November 2017. With this new hotel will come more traffic and business and the need for more move-in ready buildings, something downtown is currently lacking. Many buildings downtown need money invested in them to attract new businesses.

Downtown businesses are increasing as the Downtown Development Office markets the downtown and offers incentives such as facade grants to improve the appearance of existing structures and low interest loans to prospective business developers that come with a plan. During 2018, several new businesses opened. These ventures added over 50 new employees to our downtown as well as helped to generate more tax revenue for the area. This gives Downtown Summer more foot traffic, which in turn opens more possibilities for prospective developers in both commercial and residential projects.

Since 2001, over 68 facade renovation projects have been completed in the downtown area through Facade Grants using CDBG funds and monies from building owners. We have several others who are interested in the Facade Grant option, and it is believed that in 2018 we would be able to update the facade of estimated 8 buildings if the funding is available.

### State of the Local Economy

- Sumter County is ranked No. 14 out of South Carolina's 46 counties based on its per capita income, which is \$36,834.
- Continental Tire is expanding its operations in Sumter, SC. Once phase one is at full capacity, the plant will employ 1,650 people, and will have reached 550 million in investment.
- Sumter received honorable mention as "Most Livable Cities" from US Conference of Mayors.
- Ranier up last two years as "The All America City"
- Hyatt Place Sumter downtown hotel with 93 room, located in the heart of downtown Sumter
- Bocton Dickinson is expanding its operations in Sumter, SC. The company is making a \$150 million investment in expanding the current facility and creating an additional 125 new jobs over the next several years.

### Program Year 2 Action Plan Institutional Structure Response:

**Monitoring**

1. The City will maintain its files in an orderly fashion so that all transactions can be traced. Contractors will be encouraged to comply with guidelines and recipients will be encouraged to disclose information that is accurate and current when required. Staff will keep abreast of existing and new policies and procedures so that all work will be in compliance with HUD's rules and regulations.

**Lead-based Paint Response for Program Year 2**

Local Health Department officials tell us that the Health Child Program is no longer at their clinic. Local physicians, especially pediatric clinics test children for lead levels in the blood. The case is referred to the local Health Department for follow-up if a child is tested positive for lead. The Health Department trains the family how to keep the environment safe from lead and teaches the parents how to keep their child(ren) in the care of a physician until the lead levels are in a safe zone.

During Housing Repair, the City will make sure that abatement or encapsulation will take place by the contractor when lead is present. If the regular contractor does not have the proper tools or equipment to work the job and/or if he/she is not certified to do lead-based paint construction work, he/she will sub-contract this part of the work out to someone else who is certified to do lead-based paint work.

The above process will decrease the number of housing units that belong to extremely low-income, low-income and moderate-income families living in housing units with lead-based paint.

**HOUSING**

**Specific Housing Objectives**

**I. Needs Assessment**

According to the National Low Income Housing data the City's low-income residents are experiencing an extreme cost burden by spending 39.6% of their wages on housing. This is compared to the State total of 34.8%. It is suggested by the lending industry that only 30% maximum of household wages is spent on housing which include utilities, mortgage, insurance, and taxes.

Very low-income residents (those with incomes at 50% or less of the area median) are experiencing an even greater cost burden by spending 60.2% of their wages on housing. This is compared to the State total of 54.9%. There is the need for more affordable housing units for very-low, low- and middle-income citizens.

Scaled briefly here, the City will perform housing repair on 6 units this program year.

There is a need for Affordable Housing and Housing Repair for LMI citizens. Although the units are usually in a bad state of repair the owners are accustomed to living in their neighborhood and do not want to move to another neighborhood. Additionally, some property has been handed down through generations and there is a unique kind of attachment. Repairing these units makes sense to the City, and it is a good investment in the neighborhoods.

**Strategic Plan**

**One-Year Goal** – To develop Affordable Housing for LMI citizens, through housing repair and home ownership. The City will not be developing an affordable housing unit in 2021, but will rehabilitate six units in 2021. The City will use HUD Program Proceeds for these programs.

CDBG funds will be used to repair houses for citizens whose income falls at 80% or below the median.

**Strategy**

CDBG funds can be used to repair houses for citizens whose income falls at 80% or below the median.

Housing repair will provide an increase of the housing stock with number of units that are to code and the number of safe, decent and sanitary units for LMI citizens. State Housing Trust Funds and CDBG Funds will be used to address this need.

**Affordable Housing – Home Ownership**

The City plans to build and sell 1 affordable house to low-moderate income person during this fiscal year, if funds becomes available. LMI persons whose income falls at 80% or below the median will be the group served.

FROM: Funds will be used for construction, subsidy and some of the land acquisition.

The City's financial investment into the property is protected by a Deferred Loan

Agreement. A sample of this agreement follows:

STATE OF SOUTH CAROLINA )  
RESIDENCE AND SUBSIDY RECOVERY AGREEMENT

COUNTY OF SUMTER  
(Deferred Loan Agreement)

THIS AGREEMENT is by and between the City of Sumter Housing & Economic

Development Corporation, hereinafter referred to as the "City", and \_\_\_\_\_, hereinafter referred to as the "Purchaser(s)";

This Agreement entered into at Sumter County, South Carolina this \_\_\_\_\_ day of \_\_\_\_\_,

WITNESSETH

Whereas, the City of Sumter has acquired the land on which it has built homes or renovated existing structures for resale to low-to-moderately-low income families; and

Whereas, said land is acquired with grant funds from the U.S. Department of Housing and Urban Development (HUD) or by way of gift; and

Whereas, the value of said land is or is not included in the purchase price of the home and there may be other contributions by the CSHEDC and City of Sumter, all of which form a subsidy, making the home affordable for low income families; now

Therefore, in consideration of the mutual promises contained herein, and other valuable consideration, the parties agree that:

- 1) **RESIDENCE REQUIREMENT:** the purchaser(s) shall reside at the property as their permanent and primary residence for a period of at least ten years (Affordability Period) from date of purchase. The property is located at and more fully described as follows:

Street, Sumter, South Carolina 29150

Down payment and closing costs will be paid by the City of Sumter in whole or in part. The CSHEDC will provide the borrower a Deferred Loan (Subsidy). The Deferred Loan amount, as noted below, becomes a forgivable grant at the end of the ten year affordability period contingent on the following: Client must reside in the home for a period of ten years (affordability period) from date of purchase. Should the buyer move or sell prior to the ten year affordability period, the entire subsidy amount will be due and payable to the CSHEDC immediately.

- 2) **CLOSING COSTS:** The City of Sumter may, at its option, finance all or a portion of the purchaser's closing costs at time of sale;

3) **LAND/HOUSING SUBSIDY:**

The CSHEDC has acquired the above described property and prepared it for construction of the home to be sold to the purchaser(s). The Costs of said land, preparation and construction are included in the purchase price of \$ \_\_\_\_\_.

The CSHEDC will grant a Deferred Loan to the

Purchaser(s) in the amount

of \$ \_\_\_\_\_ against the selling price of

The cash subsidy against the selling price is provided by S-L  
HOME Funds and State Housing Funds as follows:

\$ = State Housing Funds

\$ = Same-lynches HOME

Funds

4) **BREACH:** Should the Purchaser(s) violate the terms of this agreement or

any other obligation to the CSHEDC or the primary lender by any of the  
following described acts of omission, the CSHEDC may, at its option,  
declare this agreement breached and seek such remedies as it may have in  
Law of Equity.

**RESIDENCY AND SUBSIDY RECOVERY AGREEMENT**

*(Deferred Loan Agreement)*

PAGE: 2

A) The sale or attempted sale, transfer or relinquishment of any occupancy or  
ownership rights by the purchaser to any third party by deed, lease, contract,  
bond for title or other document within ten years of the date of purchase.

B) The default, breach or other violation of the Purchaser(s) note, mortgage or  
other agreements with any lender having a security interest in the property,  
causing said lender to bring suit, make claim or otherwise serve notice of its  
intention to foreclose its interest in the subject premises within ten years of  
the date of purchase.

5) **BINDING MATTERS:** This agreement shall be binding on the parties, their heirs,  
successors and assigns.

6) **AMENDMENTS:** This agreement may only be amended or modified by a written

agreement executed by both parties and attached hereto.

7) **RECORDING:** This agreement shall be recorded in the R/MC Office for Sumner  
County,  
South Carolina and shall constitute a lien against the subject property for ten years  
from the  
date of recording.

document



The terms and conditions of this deferred loan are in the body of this agreement. In witness whereof, we set our hands and seals this day and year aforesaid.

In the Presence of:

Witness \_\_\_\_\_ Housing Director – Community Development Director

Witness/County \_\_\_\_\_ Purchaser

Witness \_\_\_\_\_ Purchaser

STATE OF SOUTH CAROLINA )  
COUNTY OF SUMTER )  
PROBATE

Personally appeared before me, the undersigned witness and made oath that he/she saw the within named \_\_\_\_\_ sign, seal as their act and deed, deliver the within written Deferred Loan Agreement for the uses and purposes therein mentioned, and that the undersigned witness, with the undersigned Notary Public witnessed the execution thereof.

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_

Witness Signature/Address \_\_\_\_\_

NOTARY PUBLIC FOR SOUTH CAROLINA \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## Needs of Public Housing

1. The local Housing Authority has a Resident Services Program dedicated to empowering the residents in the community to develop goals and encourage them with support and resources to achieve goals. Resident Services programs are only as supportive as their primary resource, the community partnerships. The participation of the City's Community Development office is an essential member of the partnership through the natural progression of empowerment and education. Community Service has allowed Public Housing clients the opportunity to work with community leaders and management to become oriented to housing opportunities through the various affordable housing programs in the community. Programs currently available to our residents include lease refresher classes, housekeeping classes, two after school programs and quarterly Community Site Clean Ups.

2. The Housing Authority has completed the work scope of 2015 and 2016 annual capital fund grant with the acknowledgment of reduced funding. Remaining Capital Funds for 2017 and 2018 have been combined to replace 90 laundry cabinets and 44 tandem water heaters prior to August 30, 2019. The Authority has obtain an Architect for replacement of stoop covers, drawings have been received and approved, once the cost estimate for the building front stoops are received we will prepare bid packages to complete this work scope, we will plan to complete the property line fencing requirements identified during the inspection cycle of the scattered sites to ensure proper accountability for maintaining property. With the release of the 2019 Capital Fund Grant, we plan to continue removal and replacement of the rear stoop covers. Since the September 8, 2017 shooting of two Housing Authority employees, the Authority has obtained a security system at the two largest properties managed by the Authority.

3. The Housing Authority, in coordination with the Sumter County (CIC) and Hanke Lynches Affordable Housing, were successful in receiving grant funding in the amount of \$1,700,000.00 from the Neighborhood Stabilization Program. This funding has allowed the partnership to acquire seventeen (17) houses under foreclosure. Acquisition and rehabilitation have been completed on the seventeen (17) units. The partnership is currently in the rental process. The Authority has voucher holders expanding the affordable housing in the Sumter community. There is a potential for additional houses, which may expand the program generated from program income.

4. Affordable housing that is not located in the high crime, high poverty areas of the Sumter community have progressed because of tax credits. The Authority currently utilizes a number of the tax credit properties to provide decent affordable housing to the housing choice voucher participants in the community.

5. The greatest concern of the Authority is continuous reduction of federal assistance. During the fiscal year 2017, funding for public housing was provided from 85% to 92.9 percent of what the Authority was entitled to and approximately 93 percent in 2018 for Public Housing. The Housing Choice Voucher Program has maintained at the reduction of 80 percent of administrative fees that we are entitled to in 2017 and 2018. Staff is currently accessing training on open market housing to utilize the skills and expertise of the staff. The Authority currently has two certified property managers for open market.
6. Fair Market rents for 2018/2019 increased less than 5 percent in the MSA of Sumner supporting the elected payment standard of 110 percent of the FMV retained active rents
7. Public Housing continues to offer flat rents, which were determined on market rates. Notification was received of a new PIH setting a minimum for flat rents to be no less than 80 percent of the Fair Market Rent.

This Public Housing Agency is not designated as "troubled".

**Public Housing Strategy** – The Housing Authority of the City of Sumner has established the following as strategies:

The Authority has identified the need for additional affordable housing in the Sumner Community. The Authority has applied and received funding through a partnership of Neighborhood Stabilization Program in the amount of \$1,700,000.00 for acquisition of foreclosures, rehabilitation and rentals. A total of seventeen homes were purchased, rehabilitated and are now affordable housing in the Sumner community.

The mission of the Housing Authority of the City of Sumner is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Authority is committed to operating in an efficient, ethical and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

The Authority is currently at ninety-seven percent of the utilization of allocation with the Housing Choice Voucher program. This program was a high performing agency for 2017 and 2018. With the anticipation of the removal of Housing Quality Standards as the minimum inspection standard and increase to the Uniform Physical Inspection Standards - V in 2016, the Streamline rule and proposed HOTMA notice the Authority anticipates closing only policy guidelines that will not have a detrimental impact on housing currently utilized throughout our programs.

Currently, the agency is working with Veteran Affairs to lease and administer the ten VASH Vouchers allocated in September of 2018 for the Sumner jurisdiction. At present, we have six VASH voucher families leased.

The Authority strives every day of operation to provide quality, affordable housing to the Sumner community. We also have strong partnerships that are utilized as a way to help our families achieve self-sufficiency and improve the quality of their lives. The Authority has elected to continue contacting with an outside source to conduct a Physical Needs Assessment to provide the necessary information to prepare for the Disposition of Public Housing. This information will determine which path is available to convert through the Rental Assistance Demonstration Program or if the Section 8 Public Housing addressed in the five year plan since 2015. Physical conditions inspection of Public Housing includes responsibility of curb appeal. The deduction of points from scoring was appealed for fencing not owned by the Authority. We have not obtained any adjacent lots but have received some relief through the City's demolition program. We would like for this process to continue.

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, the Housing Authority of the City of Sumner will make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. The Housing Authority of the City of Sumner provides a quality resource of affordable housing in the Sumner community. Not only are the affordable housing resources limited, but the economic condition, with the loss of industry in the community, supports the need for affordable housing and housing financial assistance need in the Authority's jurisdiction.

The Authority has currently elected out of Asset Management since FY 2008 in Public Housing. This program maintains utilization between ninety-seven to ninety-nine percent. This program was a standard performing agency for 2017 and 2018. Identification of the need for additional one and two bedroom units has been driven by the waiting list. Applications for one or two bedroom unit normally exceed an average of one year prior to being housed, while three, four and five bedroom units wait time averages less than a month. The Authority has determined that the modified scattered site process is the most effective for the location and size of the Public Housing Authority. Renovations to the Administrative Building, to improve the professional flow for the operation, have now been completed.

The Authority has been actively accepting on-line applications since April 2016.

The overall goal is to have the staff trained and capable of providing efficient, effective and professional quality services at every level in the agency.

### Barriers to Affordable Housing

#### Identified Barriers

- o Bad Credit
- o Insufficient Credit
- o Low Income

Applicants for affordable housing will be referred to Consumer Credit Council if they have bad credit problems. The City of Sumner no longer has free consumer credit counseling service.

Those with insufficient credit will be encouraged to establish credit with utility companies and landlords.

Applicants with incomes so low that they do not have enough income to meet the guidelines will be encouraged to attend training sessions, go to Adult Education programs and Central Carolina Technical College to become better trained for job advancement or a better job with another employer.

While homeownership rates are increasing annually for higher income families, lower income families continue to struggle with affordable housing issues. Only 48 percent of very low income households live in owner-occupied homes as opposed to 67 percent of all households and 88 percent of high-income households. There are substantial gaps in homeownership attainment between races and areas of the various communities. Among the barriers to homeownership are the following:

#### Income Barriers

- A high percentage of rental households cannot afford to purchase a modestly priced home using a 30-year fixed rate mortgage. Prudent towards the payment of housing costs, including hazard insurance and property taxes. As a result, potential buyers are limited in the amount they can afford to pay by their housing to debt income ratio.

#### Wealth Barriers

- Mortgage loans typically require borrowers to make some cash investment in the deal and also limit borrower total debt load, including non-housing consumer debts. Because renters are typically lower-income and have to spend much of their earnings for rent, health care and food, they often use

consumer debt, credit cards and installment loans. The result is that many renter families are strapped with high debt loans and little savings.

**Credit History Barriers**

- Credit bureau depositors have developed over the past several years offering extensive details on how individuals' access and use credit cards, lines of credit, installment loans and other extensions of credit. While an individual's credit score depends on a number of factors, high risk scores tend to be associated with a history of late payments, maximized credit lines, and repeated applications for additional credit. Credit scores are now commonly used to assess mortgage applicants. The reason most cited for the denial of a single family mortgage purchase loan is a poor credit history. Lower income and minority households tend to have reduced job security, lower levels of savings and higher debt that disqualify them from obtaining a prime priced home mortgage loan.

**Information Barriers**

- There is a significant segment of potential low income buyers who self select out of homeownership due to fear of rejection, confusion about the complexities of the process or misunderstandings about their financial status.

**Affordable Supply Barriers**

- There is a delicate balance between growth in home-owning households and the number of housing units suitable for homeownership. There are significant numbers of substandard rental and vacant units that could be converted into affordable owner occupied units. Because of the fixed cost involved in building new houses and the relatively attractive profit margins involved in building higher value homes, very few affordable owner occupied homes are being produced today. First time homebuyers cannot afford the price of a new single family unit and are left instead to purchase existing units many of which are declining in quality. This includes a huge market of used manufactured homes which attract low income families due to the low monthly payments and the limited cost involved in purchasing one.

**Objectives for Affordable Housing:**

*The City of Sumner objectives.*

1. Develop new affordable housing units for low income homeowners
  - a. Promote the utilization of tax credit programs for construction of units concentrated in low income areas
  - b. Target a percentage of HOME funds for construction of new single family housing units for low income individuals and families.

- c. Promote effective self-help opportunities requiring homebuyers to participate in construction of their homes, decreasing labor costs.
2. Provide opportunities for financial assistance to first time homebuyers.
  - a. Promote the American Dream Down Payment Initiative
  - b. Target a percentage of HOME passed thru to CHDO's for direct housing subsidies
3. Strengthen the role of the manufactured home industry and building codes.
  - a. Advocate for modular and panelized constructed factory built units to be built to the National HUD code.
4. Increase the number of safe, decent, and suitable manufactured homes available to low income families.
  - a. Promote the replacement of older units not meeting HUD code and factory certifications.
  - b. Educate low income homebuyers on the pros and cons of purchasing an older used mobile home i.e.: depreciation values, leased land dangers and risks, costs involved in moving units, costs involved in repair, replacement, and resale.

Housing Plus Services  
Principles for Program Design and Implementation

These principles are based on the knowledge gained from the historical and contemporary linkage of housing and services, and are proposed as comprehensive, multifaceted, and interlocking.

1. Housing is a basic human need, and all people have a right to safe, decent, affordable and permanent housing.
2. All people are valuable, and capable of being valuable residents and valuable community members.
3. Housing and services should be integrated to enhance the social and economic well-being of residents and to build healthy communities.
4. Residents, owners, property managers and service providers should work as a team in integrated housing and services initiatives.
5. Programs should be based on assessment of residents' and community strengths and needs, supported by ongoing monitoring and evaluation.
6. Programs should strengthen and expand resident participation to improve the community's capacity to create change.
7. Residents' participation in programs should be voluntary, with an emphasis on outreach to the most vulnerable.
8. Community Development activities should be extended to the neighborhood and residents.
9. Assessment, intervention and evaluation should be multilevel, focusing on individual residents, groups, and the community.
10. Services should maximize the use of existing resources, avoid duplication, and expand the economic, social, and political resources available to residents.
11. Residents of Housing Plus Services programs should be integrated into the larger community.



Housing Plus Services Typology

Housing Type	General Target Population	Common Goals or Outcomes	Primary Services
Supportive Housing	People who are formerly homeless; at risk of homelessness; chronically mentally ill; disabled; elderly; in recovery; etc.	To provide access to a comprehensive support system to help residents to live independently and interdependency in the community.	<ul style="list-style-type: none"> <li>• Focus on life skills and stabilization</li> <li>• Crisis intervention</li> <li>• Case management</li> <li>• Services coordination</li> <li>• Programs and activities</li> </ul>
Special Needs Housing	People with special needs; i.e. in recovery; dual diagnosis; HIV/AIDS; chronic mental illness; disabled; elderly; etc.	To enable people with disabilities and/or who are in recovery requiring ongoing treatment or attention to live independently (or to continue recovery/prevent relapse). To prevent homelessness.	<ul style="list-style-type: none"> <li>• Focus on health, mental health, and/or recovery from addictions</li> <li>• Life skills and stabilization</li> <li>• Crisis intervention</li> <li>• Case management</li> <li>• Services coordination</li> <li>• Programs and activities</li> </ul>
Housing for Older Adults (Including Senior Housing and Assisted Living)	Elderly; frail elderly	To enable older adults to live (semi) independently, possibly with caregivers or family members or in naturally occurring retirement communities (NRCs); will be providing, as needed, for their basic needs. To prevent institutionalization and facilitate aging in place.	<ul style="list-style-type: none"> <li>• Focus on health and basic needs</li> <li>• Case management</li> <li>• Life skills and stabilization</li> <li>• Crisis intervention</li> <li>• Programs and activities</li> </ul>
Service-Focused Affordable Housing	Low income people; not necessarily at risk or with special needs. Families with children; individuals; elderly; couples; elderly people, etc.	To provide affordable housing, while promoting improved social and economic well-being of residents. To encourage independent development, interaction and homelessness. To prevent homelessness.	<ul style="list-style-type: none"> <li>• Crisis intervention</li> <li>• Assistance in accessing resources and services in the community</li> <li>• Programs and activities</li> <li>• Resident participation in decision-making process</li> </ul>
Public Housing	Low income people; not necessarily at risk or with special needs. Families with children; individuals; disabled people; extended families; couples; elderly people, etc.	To provide affordable housing and promote improved social and economic well-being of residents. To encourage independent development, interaction and facilitate movement to non-subsidized housing.	<ul style="list-style-type: none"> <li>• Crisis intervention</li> <li>• Assistance in accessing resources and services in the community</li> <li>• Programs and activities</li> <li>• Resident participation in decision-making process</li> </ul>

## HOMELSS

### Specific Homeless Prevention Elements

1. Sources of Funds - The City of Sumner partnering with Wakece Community Action through the Eastern Carolina Homelessness Organization (ECHO) receive an annual grant from HUD for the homeless.

The City provides support to the Empowered Personal Care Home Health Alliance Inc. (EPCHHA) and the Department of Social Services of Sumner County to combat homelessness among persons with HIV/AIDS. Both DSS and EPCHHA assist persons with medicines, food, rents, utilities and mortgage. This assistance will prevent persons who are HIV/AIDS positive from becoming homeless. The EPCHHA became fully operational during the latter part of spring 2007. EPCHHA provides 82 rooms for homeless HIV/AIDS clients who are not financial able to afford a place on their own.

### 2. Homelessness

#### Needs Assessment

There are many homeless persons who need medication but do not have money to fill prescriptions. Sumner has the resources available to provide free medical and prescriptions fill; however, homeless persons either do not know about the resources or very hesitant in contacting the resources available to them.

#### Strategic Plan

**One-Year Goal –** Continue to decrease the number of homeless persons that are without medicine, food, shelter and a continuum of care.

#### Strategy

Do site visits where homeless persons congregate. Staff will perform needs assessment and coordinate with existing agencies to get the medical, social and housing needs met by locating the services for the homeless and letting them know where and how to access these services. Additionally, continually provide support to the Samaritan House, which is a 72 hour homeless shelter. Also, free medical treatment and medicine is being provided by Sumner United Ministries.

### 3. Chronic Homelessness

#### Needs Assessment

Although numbers for homeless persons are on the decline over the last year the City remains steadfast in eliminating homelessness. Many of them are chronically homeless

Colleges and universities need programs tailored for working adults who need to upgrade their education for upward mobility and advancement in the workplace. Employers need

such a long period of time as they start their adult life. to the benefit of the student in the long run because they will be paying back loans for or college. Many students must bear the cost of their own education. Large loans are not in place also should be opportunities for persons to work while attending technical school second job, at least half-time, to make ends meet and/or to make life more meaningful. of all ages, even those who have retired to prevent homelessness. Retirees often need the A municipality needs to have in place training and employment opportunities for persons

4. Homeless Prevention

Organization through linkages with partnering agencies. persons in the Twelve-County area served through the Eastern Carolina Homelessness Provide services to homeless persons in the City Limits, while serving homeless

Strategy

homelessness. for families, youth, and children in ten years; and (4) Set a path to ending all types of and end homelessness among Veterans in five years; (3) Prevent and end homelessness goal is to: (1) Finish the job of ending chronic homelessness in five years; (2) Prevent private, and non-profits, to access funds for homeless initiatives this program year. The One Year Goal – Work closer with Eastern Carolina Homelessness Organization,

Strategic Plan

federal partners. organization to access funds for their projects, along with several other local, state, and The City of Sumter Housing & Economic Development Corporation work with this providing housing and supportive services to persons who test positive with HIV/AIDS. A new 501(c)3 organization mentioned above, EPOCHHA, was formed with the purpose of

and chronic homelessness is eliminated. several other counties. The City will continue working with the Coalition over the years HUD on a yearly basis which is used to curb homelessness in the City of Sumter and assistance with writing the grant application. ECHO receives homeless grant funds from addition, the City will assist with the application by soliciting support letters and offering effort to get HUD funds to each agency that applies during the application cycle. In work closely with the Twelve-County Eastern Carolina Homelessness Organization in an The City of Sumter Community Development staff is a member of and will continue to by definition. The challenge to eliminate Chronic Homelessness in five years is a difficult challenge. Many elements of society must come together to make this happen.

to be encouraged to implement incentives for employees to upgrade their education by offering scholarship or financial educational benefits.  
Citizens need consumer education to prevent them from falling into financial traps that cause foreclosures on houses and other belongings.

### COMMUNITY DEVELOPMENT

1. The City of Sumter doesn't list a high priority need. Most of the needs are medium or low. Also, the Youth Programs that are Youth Employment during the summer for two different programs will also be a community development need with priority.

2. Economic Development – The City promises to develop summer jobs for youth who are in high school. The program will benefit local businesses, the students and their families. The City of Sumter will operate two Summer Youth Employment Programs again this year. There will be fewer slots; however, we want to get the word out for fairness and equity in providing the opportunity to all interested students who qualify for the programs.

The Summer Youth Corps Program will accommodate students 14-15 years of age from low-to-moderate-income families. These children will work in City Government helping to maintain city parks, city playgrounds, city housing projects and neighborhoods. We will have 40 slots for this program.

The Summer Youth Employment Co-Op Program will accommodate students 16 years of age through high school from low to moderate income families. They will be employed by local businesses. We will have 28 slots for this program.

The City will provide orientation and training for the students. Participation in the orientation and training is mandatory.

Contractors benefit from the housing development and housing repair programs along with local businesses that provide materials for sale.

Job training and retention is paramount in economic development. Low citizens should have access to jobs and trained in how to become self-reliant without the aid of government subsidized programs.

The Employment Security Commission One-Stop Center helps persons who have been laid off in accessing appropriate benefits that include unemployment. Training is available through the local educational institutions such as Adult Education, Central Carolina Technical College, and the other 3 local 4-year colleges, one of which is in Shaw Air Force Base.

Specific objectives are identified separately.

**Anti Poverty Strategy**

**Needs Assessment**

There are a high percentage of citizens living below the poverty level. Many of them live in owner-occupied housing. As the accompanying housing table will show, many homeowners, some of whom still have mortgages, have a cost burden as high as 50% and larger. Twenty four (24%) percent of African Americans live below the poverty level.

The following chart shows Poverty Status by Race: 2010

Poverty Status by Race: 2010		Income in 2010 Above Poverty Level		Income in 2010 Below Poverty Level	
	Total	#	%	#	%
White Alone Population	16357	17001	93	1356	7
African American Alone Population	19897	15216	76	4681	24
Hispanic or Latino/Others Population	2270	1929	85	341	15

Source: <http://www.c2database.com/poverty/poverty-Sumter-South-Central.html>

According to the above table, 24% of African Americans were experiencing poverty level incomes in 2010 compared to 7% of whites and 15% of Hispanics or Latinos and (Other populations groups.

During recent layoffs, Sumter Branch of the South Carolina Employment Security Commission has been working with this population with counseling services, referrals and opportunities for future employment, as well as benefits that may be associated with the layoffs. They are also offering re-training for different types of jobs than the ones formerly held. Additionally, the unemployment rate for Sumter is steadily going down

**Strategic Plan**

One Year Goal: Those persons who are laid off should continue to work closely with the Employment Security Commission (One-Stop Job Service) to prepare for re-employment and benefits associated with their specific lay-offs. (Note: some companies offer various benefits and the government offers certain types of benefits.)

**Strategy**

The City of Sumter will work with Employment Security Commission to reduce the number of persons who are unemployed due to lay-offs. Market the Youth Employment Program among this group of persons to encourage those who live inside the City Limits to have their children apply for and obtain summer jobs.

To work with those who may want homeownership to apply for an affordable house with the City while their income is low enough to qualify for the program.

The City of Sumter will work aggressively to reduce the number of individuals and families living in poverty by cooperating and coordinating with other organizations and agencies to access services appropriate for individual and family needs.

Special efforts will be made to reduce the number of persons whose income is below the poverty level. Supportive services provided by local service providers and employment opportunities along with training and technical assistance provided by the local job Service Office are other means in process to raise local residents' income above the poverty level provided their training and experience is adequate for jobs that pay wages above the poverty level.

A network of agencies. The Interagency Council, will continue to convene and share information about programs and services that are available so that service workers can do diligence in disseminating information and referrals to poverty level individuals and families.

The following initiatives are in place. These initiatives will contribute to reduction in the number of poverty level families:

- o Family Self-sufficiency (Sumter Housing Authority)
- o Head Start for children 3, 4 and 5 years old (parenting component)
- o Two Year Head Start for children ages 0-2 years old (parenting component)
- o Local Programs such as After School Programs, Boy and Girl Scout, 4-H Clubs, etc.
- o Workforce Development Initiatives through Job Service One-Stop Employment Office
- o First Steps (school readiness program)
- o Success By Six (school readiness program)
- o Teen Pregnancy Prevention programs (through A WCA, United Way, etc.)
- o Section 3 (encouraging contractors to comply by employing local persons)

- Youth Build (job training for high school drop outs through South Sumner Resource Center). Center awaits renewal of grant at this writing
  - IDA (Individual Development Account) 3-1 Savings Accounts through (South Sumner Resource Center funded by SC Association of Community Development Corporations)
  - SC Vocational Rehabilitation Department\*
  - Disabilities and Special Needs\*
- \*Facilities that have work components that enable persons with special needs to become employable.

**NON-HOMELESS SPECIAL NEEDS HOUSING**

1. Specific Objectives to be achieved for this period of the Action Plan can be found on pages 1-C and 2-C in this document.

Priority needs will include the following:

**Housing Repair**

**Needs Assessment**

There is a large number of housing units that are in a bad state of repair. Many of the units belong to and are occupied by senior citizens and handicapped persons who are on a fixed income. Some residents are buying houses on Contract. These homeowners will not qualify for the City's housing repair program. They also live below the poverty level.

**Strategic Plan**

**One Year Goal:** To rehabilitate 6 houses. We will use CDBG Funds for all of them. CDBG funds can be used for persons whose income fall at 80% or below of the area median.

**Strategy**

Continue working with the use CDBG funds to augment the process so that at least 5 homeowners will benefit from housing repair this program year.

Other priority needs already identified are homeless services, affordable housing development, job training and employment opportunities and preservation of historic properties both commercial and residential.

2. Federal, State and Local resources follow:

CDBG \$174,123.00

Waterce CAA provides utility assistance up to \$500 through its Low Income Home Energy Assistance Program. A termination notice is required. It also provides up to \$400 for light, gas, coal, wood and other fuel through its Emergency Crisis Intervention Program that pays for rent and mortgage. An eviction notice is necessary. There is also a Medication Assistance Program for life threatening situations that pays up to \$400 for medicines and up to \$300 for non-emergency services through its Direct Assistance Program). The agency's Community Service Block Grant funds these programs.



### Housing Opportunities for People with AIDS

- Citizens
- CDBG Funds and Staff
- HOME Funds and Staff of the CIUK
- State Housing Finance & Development Authority
- (Housing Trust Funds)
- Local Banks
- Fannie Mae
- Public and Private Schools
- Technical College
- Adult Education
- Colleges and University
- Employment Security Commission
- Service Agencies
- Regional Transportation Authority
- Housing Authority
- Wateree Community Actions, Inc.
- South Sumter Resource
- Sumter County Community Development Corporation
- Sumter Lynch Community Development Corporation
- Alston Wilkes Society
- Eastern Carolina Homelessness Organization (12-County Homeless Initiative)
- Salvation Army
- United Ministries
- SC Electric & Gas (\$250 credit to Sr. Citizens' bill)

Additional resources that are financial and non-financial include, but are not limited to:

South Carolina Electric & Gas Company is providing \$250 credit to the bill of senior citizens who are age 60 and above and also income eligible. Wateree CAA is the local agency with jobs to serve households with this opportunity.

Wateree Community Actions also provides a winterization program with doors and windows with weather stripping, and insulation to the house. Fans and small window air conditioners are provided on a limited basis for summer use.

1. Department of Health and Environmental Control, along with EPCMAA, provides supportive services and advocates for persons with HIV/AIDS, locates supportive and permanent housing for this population. The City staff will work closely with this group. There is the need for more housing as persons who test positive are abandoned by their roommates, spouses, friends and sometimes families and landlords.
2. Currently, there is not a plan for housing specifically for this group; nevertheless, the Housing Authority of the City of Sumter does not discriminate against this population in letting their housing units, including Section 8 housing. Also, local realtors and private landlords are considerate of the need for housing for this group of persons. Managers of multi-family housing will also accommodate this population. There may be times, however, when current residents will become resentful and resist these persons once they are discovered as neighbors.
- Assistance for persons who are homeless is provided by Alston Wilkes Society, Salvation Army, Watco Community Actions, Inc, Trans Aid Homeless Program, United Ministries and many churches and organizations.
- The Soup Kitchen provides weekday meals and bag lunches on weekends. A local group of concerned citizens provide a meal on Sunday at the gazebo on Magnolia Street. Coats are given during the winter and other clothing items are provided to the homeless. Often citizens have a cook-out for this group.
- United Ministries of Sumter County provides funds for rents, mortgage payments, food and shelter at hotels on a limited basis. They also provide furniture and clothing as well as food and utility payment assistance. Local churches, organizations, clubs, businesses owners and private citizens provide the funds and other goods for this agency's operation. This agency is also the site of the local Homeless Management Information System (HMIS) that CDBG funds paid for last year.
3. N/A
4. N/A
5. N/A
6. N/A
7. Barriers to affordable housing have been identified as lack of credit, unemployment, underemployment, bad credit, insufficient income (disability income, retirement income, low paying jobs), and lack of financial management skills (budgeting).
8. Persons who test positive with HIV/AIDS are serviced by the local Department of Health and Environmental Control. Victims may receive rent assistance, food, clothing,

medical prescription payments and medical expense assistance. Support services are provided by local volunteers and area service agencies.

### Specific HOPWA Objectives

There is not a HOPWA initiative in the area per se. Nevertheless, the new EPCCHA Inc. is one organization that got a grant from State Housing and private funds to purchase and refurbish a facility that will provide housing and supportive services for persons with HIV/AIDS. This facility can accommodate 82 live in residents.

### Other Narrative

H.O.P.W.A. (Housing Opportunities that Promote Empowerment Centers)-The BZ constructed three H.O.P.W.A. Centers. These three (3) training and education centers are located in each section of the Swifter Empowerment Zone (North Zone, South Zone, and West Zone). Each facility ranges between 10,000 to 15,000 sq. ft. The primary focus of these facilities is to provide space for job training, continuing education, and business development counseling in partnership with the local school district, the local technical college, Morris College, and the South Carolina State University's Center for Entrepreneurship. However, the facilities also host neighborhood/community meetings, after-school programming, computer training, recreation, and provide temporary space for local and state agencies to conduct outreach programs that affect the surrounding neighborhoods.

The HOPWA Centers will become more involved with increasing the enrollment of the entrepreneurial classes and business development/expansion courses. They will also partner with local business owners to offer one-on-one mentorship opportunities throughout the Swifter area. The Centers will continue their on-site job training of preparing experienced citizen for their entry back into the workforce.

### Fair Housing Task Force

Fair Housing – Santee Lynchos COG completed the City of Sumter Impediments to Fair Housing in September 2017. A survey was conducted to gather public input on the process of the nine impediments which were identified in 2012. The inputs received from the public identified still, six significant previous impediments. The significant impediments are listed below:

- Family and individuals make insufficient income to obtain their desired housing
- There is a need for more home ownership opportunities
- Predatory lending practices is a problem
- There is a need for housing and facilities for persons with special needs
- More affordable housing needs to be placed throughout the community
- Lack of gainful employment opportunities

The City of Sumner and our fellow housing partners are striving on a continual basis to ease or eradicate these impediments by:

- Ensuring that all citizens are aware of fair housing rights and available fair housing activities and programs via brochures, newspaper ads, flyers, community meetings, and by sending correspondence to neighborhood association presidents. Increase the affordable home ownership opportunities for low-moderate income households which financially feasible, in particular protected classes when feasible
- Increasing lending institutions involvement in minority and low income communities corresponding and coordination
- Working with adult education, technical schools, and higher education facilities to form a partnership in training low-moderate citizens needed skill sets to make themselves marketable for higher income jobs
- The economy is on a positive trend upward with the new hiring numbers and the known industrial facilities which will be up and running within the next couple of years. This should greatly enhance employment opportunities in the near future. The housing partners always discuss and try to come up with new ideas and solutions at our annual Fair Housing event and at the annual Housing Month event to dedicate the impediments which was identified.

CITIZEN PARTICIPATION PLAN

City of Sumter  
Community Development Department  
As Amended 03/10/09

Beginning in 1994, the U. S. Department of Housing and Urban development (HUD) required the City of Sumter to develop a consolidated plan affecting all of its community planning and development and housing programs. This new plan replaced all individual application requirements with a single submission. The four programs affected by the consolidated plan are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). As such, to incorporate the four programs within the Citizens Participation Plan, "CDBG Programs" are now referred to as "the Consolidated Plan Programs."

The laws governing the grant programs established three basic goals. They are to:

- Provide decent housing
- Provide a suitable living environment, and
- Expand economic opportunities

Further, each of these goals must primarily benefit low- and very low-income persons. The benefit of having a consolidated plan ensures a collaborative and comprehensive process to establish a unified vision for community development actions.

To insure that citizens are involved in (1) planning, (2) implementation, and (3) assessment of Consolidated Plan Programs, U.S. HUD requires a written plan to show how citizens will be involved in the three areas cited.

Community involvement in the Consolidated Plan Programs shall include, but is not limited to, public notices in the local newspapers for citizen participation, and the public hearings process.

Assessment of Performance -- There will be a public notice to allow citizens and community organizations to assess activities and submit comments on all aspects of the Consolidated Plan Programs. This notice will be published in local newspapers at least 30 days prior to the start of planning for the next program year. Copies of the Annual Performance Report, Proposed Statements of Objectives, and Final Statements of Objectives will be distributed to all public libraries for public review. Copies and information concerning all activities will also be available at the Community Development Office located at 12 W. Liberty Street, Office H.

All comments submitted by citizens, along with the City's responses and a summary of any action taken will be included in the Citizen Performance Report (CPR).

**Public Hearings**  
The City will hold a minimum of two (2) public hearings during the fiscal year (April 1 – March 31). Announcements for the public hearing will be published in *The Item* at least seven (7) days prior to the hearing. Notices will be prominently displayed in the non-legal section of the local newspaper.

The hearings will be held to address housing and community development needs and receive suggestions for proposed activities. Following the public hearing, a 30-day comment period will allow citizens and interested parties additional time to submit their concerns.

After the development of the CP plan, application for funding and prior to the submission of the application to the Department of Housing and Urban Development, a public hearing will be held to review and solicit public comment upon the proposed activities.

If ten (10%) percent or more of potential beneficiaries of the project are non-English speaking, provisions will be made at the appropriate public hearings for translation of comments and documents into the native language of the majority of non-English speaking residents present. It has been determined, however, that at present, less than ten (10%) percent of the City's residents are non-English speaking.

**Soliciting Participation**

The City will, to the extent determine necessary by its governing body, make direct efforts in soliciting the participation of the residents and other interested parties in the areas) in which funds are to be expended. Methods may include, but are not limited to, request appropriate community leaders and other agencies to inform their constituents about the proposed use of funds; distributing notices in very-low and low-income neighborhoods; posting of notices at post offices and neighborhood businesses, radio and television announcements, South Sumter Resource Center, organized Neighborhood Groups, City of Sumter Housing Authority, HOPE Centers, as well as social service agencies.

**Meetings**

All public meetings and hearings concerning the CP plan program will be held at times and places convenient to city residents, particularly those who are potential beneficiaries. No meetings will be held before 6:00 p.m. on weekdays or 2:00 p.m. on Sundays. No meetings will begin after 8:30 p.m.

The location of such meetings will be selected to provide access for physically challenged persons, and held in a convenient location for actual beneficiaries, and be accessible to accommodate those citizens with special needs. Requests for special assistance should be made by calling 774-1649.

**Provisions for Persons with Disabilities** – Upon advance notification, appropriate provisions will be made to accommodate persons with mobility, visual or hearing

impairments. Persons requiring said accommodations will be directed to contact the Community Development Office.

**Housing and Community Development Needs**

Prior to the development of the Consolidated Plan application for funds, the City will assess its housing and community development needs particularly those of very low and low-income persons. The citizens of the City of Sumter are encouraged to participate in the assessment process and the results of this Needs Assessment will be documented and presented to the citizens of the City at one or more advertised public hearings where citizens' comments will be considered.

**Needs Assessment**

At the public hearing(s) where the Needs Assessment is presented, the City will also present information concerning the funding, guidelines, and the range of activities that may be undertaken with such funds, particularly in relation to identified needs contained in the Needs Assessment.

**Technical Assistance**

The City will provide technical assistance to representatives of persons of very low and low income that request such assistance in developing proposals for funding. This assistance shall be limited to the provision of information concerning the CDF program, and shall be provided on the condition that activities to be addressed by any such proposal are consistent with identified community development and housing needs, federal program guidelines, that funds are available for funding such activities as may be involved, and that the City Council give its approval for providing such technical assistance. The City will consider any proposals developed by representatives of very low to low income persons, following all the requirements of public participation; however, the determination to submit the proposal to the Department of Housing and Urban Development for funding consideration is the prerogative of the City, since the submission of the application requires approval by City Council.

**Comments**

The City will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan, amendment of the plan, or performance report. A summary of any comments or views not accepted and the reasons shall be attached to the final consolidated plan, amendment of the plan, or performance report. The City of Sumter will publish a summary of the proposed consolidated plan in *The Item* and copies will be made available at various public agencies throughout the city. A list of where the plan will be available will be identified in the summary.

**Complaints/Grievances**

The City will provide for a timely, written answer to written complaints and grievances concerning the program, generally within fifteen (15) working days after receipt of the written complaint. Grievances are to be delivered to the City Manager, who will then attempt to resolve the reason(s) for the complaint. If the complaint is not resolved to the satisfaction of the aggrieved party, an appeal to the City Council is the next step available

The City Council will amend the plan when a substantial change in the actual activities, allocations, priorities, or method of distribution of funds is made to carry out an activity using funds from any program covered by the Consolidated Plan. Substantial change would include the elimination or addition of a program and/or to change the purpose, scope, location, or beneficiaries of an activity.

Substantial deviation requiring an amendment to the consolidated plan would be any individual or group of projects totaling more than 15% of the annual allocation. Public notices and called meetings will provide citizens reasonable notification and an opportunity to examine and submit comments on amendments. A period of not less than 30 days will be allowed to receive comments before any amendment is implemented.

**Criteria For Amendment To Consolidated Plan/Definition Of Substantial Deviation**

The City must follow this citizen participation plan until amended.

**Use Of Plan**

Upon completing the fiscal year projects, the City will conduct at least one public hearing to review performance and accomplishments before closing out the grant through the Department of Housing and Urban Development.

**Performance Review**

Citizens will be provided with reasonable access to records concerning any projects undertaken with CDBG funds. These records are available for review at City Hall, 21 North Main Street, during normal business hours, upon the submission of the written request stating the reason for requesting access to such records. Confidential information normally protected under the State and Federal Freedom of Information laws may not be made available for public review; for example, information not normally available to the public concerning personal or business financial statements, earnings, or sources of income.

**Access To Records**


to the party. Complaints or grievances including State law or policy, Federal program guidelines or regulations governing the CDBG program shall be directed to the Department of Housing and Urban Development for resolution. The City will then correct the grievance according to the direction of the Department of Housing and Urban Development. Complaints involving local law or program policies will be resolved at the local level. After the above described appeal process has been exhausted, the complainant may seek relief in the appropriate court of law.





**Grantee SF-424's and Certification(s)**

- 11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
- 12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
- 13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
- 14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
- 15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11880; (d) evaluation of flood hazards in floodplains in accordance with EO 11888; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1956, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
- 16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
- 17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11693 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
- 18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
- 19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
- 20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE <u>City Manager</u>
APPLICANT ORGANIZATION <u>City of Sumter</u>	DATE SUBMITTED <u>4/15/2021</u>

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**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

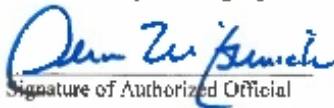
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-T.L.L. "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
Signature of Authorized Official

  
Date

  
Title

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021-2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** – It will comply with applicable laws.

  
Signature of Authorized Official

4/15/2021  
Date

CITY MANAGER  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

*Debra Lee Farnick*  
Signature of Authorized Official

4/15/2021  
Date

City Manager  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** – If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** – It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

### **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.



**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

*Drew W. Farnish*  
Signature of Authorized Official

4/13/2021  
Date

CITY MANAGER  
Title

**Housing Opportunities for Persons With AIDS Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ORDINANCE NO. 2735

AN ORDINANCE ADOPTING A BUDGET  
FOR THE EXPENDITURE OF  
COMMUNITY DEVELOPMENT ENTITLEMENT FUNDS  
FOR THE CITY OF SUMTER  
FOR FISCAL YEAR 2021-2022

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, ON THIS 6<sup>TH</sup> DAY OF APRIL, 2021, AT ITS REGULAR MEETING DULY ASSEMBLED AND BY THE AUTHORITY OF SAME:

*Section 1.* That the Budget for Community Development Entitlement Funds in the amount of \$328,903.00 for the Federal Fiscal Year 2021-2022 is hereby adopted by City Council, and is hereby made a part hereof as fully as if incorporated herein and a copy thereof is attached hereto.

*Section 2.* That the City Manager shall administer the Budget and may authorize the following to achieve the goals of the budget.

- 1) Authorize the transfer of appropriated funds within and between Departments and budgeted accounts as necessary.
- 2) Designate continuing projects from surplus funds in accordance with the Comprehensive Plan
- 3) Follow City Purchasing Ordinance in procurement and awarding of contracts

*Section 3.* Encumbrances will be carried over to the next year as a reserve to the Fund Balance; and Expenditures approved by Council shall automatically carry amendments to Fund Appropriation where necessary.

*Section 4.* If for any reason any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

DONE AND RATIFIED IN COUNCIL ASSEMBLED THIS 6<sup>TH</sup> DAY OF APRIL, 2021.

CITY OF SUMTER, SOUTH CAROLINA

  
David P. Merchant, Mayor

  
Thomas J. Lowery, Mayor Pro Tem

  
Calvin K. Hastie, Sr., Councilman

  
Steven H. Cooley, Councilman

  
Colin C. Davis, Councilman

  
James B. Blessington, Councilman

  
Gifford M. Shaw, Councilman

ATTEST:  
  
Linda D. Hammett, City Clerk

First Reading: March 16, 2021  
Final Reading: April 6, 2021

**Attachment to Ordinance No. 2735**

**2021-2022 CDHC Budget  
City of Sumter  
Community Development Department  
Sumter, SC 29180**

HUD Allocation for period April 1, 2021-March 31, 2022 \$328,903.00  
 Public Service Cap (15%) \$ 49,335.45  
 Administration Cap (20%) \$ 65,280.60

Name of Project	Amount	Matrix Code	Regulation Citation	National Objective
Administration (administer the entitlement program)	\$65,780.00	21A	570.206	---
Demolition (eliminate slum and blight in residential and commercial areas)	\$30,000.00	04	570.201 (L)	SBS
Historic Preservation (eliminate slum and blight in residential and commercial areas)	\$10,000.00	16B	570.202 (D)	SBA
Housing Repairs (housing repair for LMI citizens)	\$174,123.00	14A	570.202	LMH
Youth Employment (provide summer employment for 40 LMI youth)	\$14,000.00	05D	570.201 (L)	LMC*
YMCA Youth Services (provide vouchers for LMI youth to participate in activities)	\$2,500.00	05D	570.201 (E)	LMC*
Boys and Girls Club (provide vouchers for LMI youth to participate in activities)	\$2,500.00	05D	570.201 (E)	LMC*
<b>Total</b>	<b>\$328,903.00</b>			

\*Public Service

LMA – Low-to-Moderate Area  
 LMC – Low-to-Moderate Climate  
 LMH – Low-to-Moderate Housing  
 SBA – Slum/Blight Area  
 SBS – Slum/Blight Spot



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR  
COMMUNITY PLANNING AND DEVELOPMENT

February 25, 2021

The Honorable David Merchant  
Mayor of Sumter  
P.O. Box 1449  
Sumter, SC 29151-1449

Dear Mayor Merchant:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2021 allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. Public Law 116-260 includes FY 2021 funding for these programs. Your jurisdiction's FY 2021 available amounts are as follows:

Community Development Block Grant (CDBG)	\$328,900
Recover Housing Program (RHP)	\$ 0
HOME Investment Partnerships (HOME)	\$ 0
Housing Opportunities for Persons With AIDS (HOPWA)	\$ 0
Emergency Solutions Grant (ESG)	\$ 0

Individuals and families across the country are struggling in the face of four converging crises: the COVID-19 pandemic, the resulting economic crisis, climate change, and racial inequality. Through these bedrock programs, CPD seeks to develop strong communities by promoting integrated approaches that provide decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income and special needs populations, including people living with HIV/AIDS. We urge grantees to strategically plan the disbursement of grant funds to provide relief for those affected by these converging crises and help move our country toward a robust recovery.

Based on your jurisdiction's CDBG allocation for this year, you also have \$1,276,515 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction's existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction.

Because the funds are not appropriated by Congress, Housing Trust Fund (HTF) formula allocations will be announced at a later date under separate cover.

www.hud.gov      opa@hud.gov

HUD continues to emphasize the importance of effective performance measurements in all its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensure grantees comply with program requirements and policies, provide demographic and income information about the persons that benefited from a community's activities, and participate in HUD-directed grantees monitoring. Your ongoing attention to ensuring complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,



James Arthur Jemison II  
Principal Deputy Assistant Secretary  
for Community Planning and Development