

## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Sumter is an Entitlement City. The main purpose of the Entitlement status is to provide funds to carry out programs and activities that will benefit low-moderate-income citizens.

These programs can be housing and non-housing initiatives. The Entitlement status provides an opportunity for receiving Community Development Block Grant (CDBG) without making formal application to the Department of Housing and Urban Development on an annual basis.

All programs mirror the input from citizens with the approval of the City Council. The type of programs may change from year to year, or they may remain the same depending on the input received from citizens and the approval received from City Council.

The City has addressed how it will work with other entities to accomplish housing development and non-housing community development activities throughout the city to include the Neighborhood Revitalization Strategy Area (NRSA), located in South Sumter.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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, rehabilitation, 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.

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

The Lead Agency for developing the Five- Year Consolidated 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 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. The City of Sumter will continue to participate in the Interagency quarterly meetings. These meetings provide an opportunity for people to become familiar with programs and services that are in the area for low-moderate-income people. 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 tenants' rights and responsibilities. Affordable Housing opportunities and credit counseling alone will continue to be included in the curriculum the city will share with the residents. 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.

### **4. Summary of citizen participation process and consultation process**

The city tried 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.

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 were held at the three HOPE Centers and the South Sumter Resource Center. Many homeless people congregate in the southern part of the city; so, staff visited two of their sites where they eat and fellowship. Inputs from both the meetings and sites visit was a part of an effort to encourage low and moderate income citizens to provide input on the development of the Five-Year Consolidated 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 assist with interpretation at meetings when needed. Staff met and talked with these people.

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

The citizens expressed interest in better drainage system, street paving, code enforcement, housing repair, more affordable housing, demolition, street lightening, sidewalks, more police presence, speed bumps and a homeless shelter for single parent females and their kids. Specific input from the public is attached to this 5-year plan.

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

All 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 in the central parts of the city and the South Sumter Resource Center on the south side of town. Homeless people were not excluded from these meetings.

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

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

**Table 1 – Responsible Agencies**

### Narrative

The City of Sumter, along with our housing partners, 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 housing partners combine 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 25 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 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.

As of the 2019-2023 period, 84.4% of households in Sumter, South Carolina, have a broadband internet subscription. This data is based on the U.S. Census Bureau's American Community Survey. While more recent data for 2025 isn't available, South Carolina's broadband access has been improving, with projections suggesting that 95% of residents will have access by 2025. Therefore, it's reasonable to infer that the percentage of households with internet access in Sumter may have increased since 2023.

The South Carolina Emergency Management Division is an agency whose primary responsibilities include the management of flood prone areas, water resources, and emergency management agencies. This agency partners with both the City and County personnel on an ongoing basis to accomplish its mission.

### **Consolidated Plan Public Contact Information**

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

South Carolina Vocational Rehabilitation Department

Wateree District Mental Health

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The Lead Agency for developing the Five- Year Consolidated 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.

**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 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

South Carolina Vocational Rehabilitation Department

Wateree District Mental Health

**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**

**children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Homeless prevention is one of the City's greatest challenges. Many homeless people are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence must 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 many homeless individuals and families with children. Also, city staff is on the board of ECHO. The city has made progress in this area for HIV/AIDS homeless citizens through the agency Sumter United Ministries free medical clinic and by providing transitional housing.

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

United Ministries and Any Link are the two primary non-profits in Sumter for establishing policies and procedures for the administration of HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**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 Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and 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 are to share ideas about the local area, 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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and 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 are to share ideas about the local area as a whole, 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 - Housing Services-Elderly Persons Services-homeless Services-Employment Service-Fair Housing

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This agency was consulted by phone calls and email. This agency is the primary agency for transitional housing in our grantee area. The anticipated outcome for both the city and the agency is to gain knowledge of what each other is doing to curb homelessness and poverty.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Alston Wilkes Society</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing Services-homeless Services-Health Services-Education Services-Employment Foundation</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Economic Development</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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.</p>

5	<b>Agency/Group/Organization</b>	SUMTER COUNTY COMMUNITY DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS 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 Economic Development
	<b>How was the Agency/Group/Organization consulted and 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 are to share ideas about the local area, 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 Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and 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 are to share ideas about the local area as a whole, be it community development or economic development.

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

The city made a concerted effort to contact all agencies they thought were necessary to compile this five-year consolidated plan. Additionally, the city reached out to counterparts in other municipalities throughout the state to get ideals and inputs in the process of developing this plan.

**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. The strategy is to do site visits where homeless people 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. Additionally, 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**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

As stated above, the city coordinated with counterparts in other municipalities personnel, along with Santee Lynches COG personnel, Sumter County personnel, and Sumter County CDC.

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

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, Suite 4.

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

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 Consolidated Plan, applications 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.

The City will, to the extent determined necessary by its governing body, make direct efforts in soliciting the participation of the residents and other interested parties in the area(s) 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.

All public meetings and hearings concerning the Consolidated Plan program will be held at times and places convenient for 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 people, 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.

**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	The City Council Chamber was packed at the public hearing and most of the public said they were aware of the hearing by flyers or saw it in the newspapers	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 for the attendees at the four public meetings was 10 to 15 people.	The citizens expressed their concerns about 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, 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 50 citizens attended the Public Hearing on November 19, 2024.	United Ministries-- Mark Champagne, requested \$44,900.00 to minor home repairs throughout the city. YMCA--Emily Sorrell, requested \$2,500.00 to provide grants for low moderate kids and Barney Gadsen requested \$3,000 for HYPE Summer Camp for LMI kids	All comments were accepted.	
4	Internet Outreach	Non-targeted/broad community	The city communication department published all Community Meetings and the Hearing at least a month out before the start on the City of Sumter website and Face Book Page	No comments were received but several attendees at the meetings and hearing stated they got notified about both via either the city website or Face Book page.	All comments are always accepted.	

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Based on the U.S. Census Bureau's 2020 data, Sumter County, South Carolina, had 46,011 housing units as of April 1, 2020. The city of Sumter had 16,032 housing units as of the 2010 Census. While more recent data isn't available, these figures provide a snapshot of the housing stock in the area as of 2020.

Housing is the fundamental building block of a community. Understanding current housing trends and metrics is vital to the development of a policy framework that will shape the Sumter of tomorrow. Housing market statistics such as household size, age of housing stock, housing tenure, housing value, housing cost, etc. help to form a clearer picture of the overall health of the housing market and what changes may be coming. These statistics can also be used to assess the performance of current housing policy and to assess any changes that may be needed.

**Housing Units & Households** Despite flat overall population growth, the City and County both have experienced growth in the overall number of housing units since the year 2000. This is influenced, in part, by a western growth pattern away from the historic city core, housing market dynamics created by Shaw Air Force Base, and a decrease in household size.

**Please see attached Figure H which is titled Housing Element from the 2040 Comprehensive Plan for total graphic depiction of housing projection for this area.**

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	40,855	39,765	-3%
Households	16,355	15,360	-6%
Median Income	\$38,808.00	\$40,760.00	5%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *					
Small Family Households *					
Large Family Households *					
Household contains at least one person 62-74 years of age					
Household contains at least one person age 75 or older					
Households with one or more children 6 years old or younger *					

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing – Lacking complete plumbing or kitchen facilities										
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)										
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)										
Housing cost burden greater than 30% of income (and none of the above problems)										

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)										

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems										
Having none of four housing problems										
Household has negative income, but none of the other housing problems										

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related								
Large Related								
Elderly								
Other								
Total need by income								

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related								
Large Related								
Elderly								
Other								
Total need by income								

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households										
Multiple, unrelated family households										
Other, non-family households										
Total need by income										

Table 11 – Crowding Information - 1/2

Data 2016-2020 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

**Describe the number and type of single person households in need of housing assistance.**

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**What are the most common housing problems?**

**Are any populations/household types more affected than others by these problems?**

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

**Discussion**

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205  
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,545	645	0
White	265	140	0
Black / African American	1,285	470	0
Asian	0	10	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	0	20	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,435	855	0
White	435	165	0
Black / African American	895	675	0
Asian	20	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	60	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,470	1,105	0
White	755	275	0
Black / African American	680	765	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	50	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	525	1,090	0
White	130	435	0
Black / African American	205	495	0
Asian	20	35	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	175	85	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,275	915	0
White	200	205	0
Black / African American	1,075	675	0
Asian	0	10	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	0	20	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	830	1,460	0
White	270	320	0
Black / African American	460	1,105	0
Asian	20	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	60	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	310	2,265	0
White	145	885	0
Black / African American	145	1,295	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	50	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	79	1,535	0
White	4	560	0
Black / African American	4	705	0
Asian	0	55	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	70	185	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## **Discussion**

**NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,185	2,685	2,198	285
White	4,905	1,050	515	49
Black / African American	4,445	1,450	1,565	225
Asian	105	45	20	10
American Indian, Alaska Native	35	0	20	0
Pacific Islander	0	0	0	0
Hispanic	605	115	74	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

**Discussion**

**NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

**If they have needs not identified above, what are those needs?**

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available									

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White									
Black/African American									
Asian									
American Indian, Alaska Native									
Pacific Islander									
Other									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic									
Not Hispanic									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

**How do these needs compare to the housing needs of the population at large**

**Discussion**

## **NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

### **Introduction:**

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

**Describe the characteristics of special needs populations in your community:**

**What are the housing and supportive service needs of these populations and how are these needs determined?**

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Priority Non-Housing Community Development Needs - The needs for public facilities, public improvements, public services and economic development.

### **How were these needs determined?**

These needs were determined by community meetings and through interaction with other customer services organizations in the City of Sumter.

### **Describe the jurisdiction's need for Public Improvements:**

Public Improvements in LMA are an ongoing process for our jurisdictions which are being handcuffed by funding constraints, but the jurisdiction is making the most of funding available and will continue to do that going forward.

### **How were these needs determined?**

These needs were determined by public meetings and in consultation with other organizations in developing a 20-year plan for the city.

### **Describe the jurisdiction's need for Public Services:**

The need for public services is an ongoing process which is forever changing.

### **How were these needs determined?**

These needs were determined by community meetings and through interaction with other customer services organizations in the City of Sumter and Public statements during Council meetings.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Based on the U.S. Census Bureau's 2020 data, Sumter County, South Carolina, had 46,011 housing units as of April 1, 2020. The city of Sumter had 16,032 housing units as of the 2010 Census. While more recent data isn't available, these figures provide a snapshot of the housing stock in the area as of 2020.

Housing is the fundamental building block of a community. Understanding current housing trends and metrics is vital to the development of a policy framework that will shape the Sumter of tomorrow. Housing market statistics such as household size, age of housing stock, housing tenure, housing value, housing cost, etc. help to form a clearer picture of the overall health of the housing market and what changes may be coming. These statistics can also be used to assess the performance of current housing policy and to assess any changes that may be needed.

Housing Units & Households Despite flat overall population growth, the City and County both have experienced growth in the overall number of housing units since the year 2000. This is influenced, in part, by a western growth pattern away from the historic city core, housing market dynamics created by Shaw Air Force Base, and a decrease in household size.

**Please see attached Figure H which is titled Housing Element from the 2040 Comprehensive Plan for total graphic depiction of housing projection for this area.**

## MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,930	61%
1-unit, attached structure	1,030	6%
2-4 units	1,995	11%
5-19 units	1,695	9%
20 or more units	1,175	7%
Mobile Home, boat, RV, van, etc	1,065	6%
<b>Total</b>	<b>17,890</b>	<b>100%</b>

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	305	4%
1 bedroom	0	0%	1,160	15%
2 bedrooms	1,100	14%	3,040	40%
3 or more bedrooms	6,560	85%	3,170	41%
<b>Total</b>	<b>7,680</b>	<b>99%</b>	<b>7,675</b>	<b>100%</b>

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Describe the need for specific types of housing:

### Discussion

# MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

## Introduction

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	133,800	131,800	(1%)
Median Contract Rent	548	632	15%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,145	41.0%
\$500-999	3,675	47.9%
\$1,000-1,499	575	7.5%
\$1,500-1,999	155	2.0%
\$2,000 or more	105	1.4%
<b>Total</b>	<b>7,655</b>	<b>99.8%</b>

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	735	No Data
50% HAMFI	2,040	910
80% HAMFI	4,470	2,230
100% HAMFI	No Data	3,194
<b>Total</b>	<b>7,245</b>	<b>6,334</b>

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

**How is affordability of housing likely to change considering changes to home values and/or rents?**

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,880	24%	3,350	44%
With two selected Conditions	4	0%	115	2%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,795	75%	4,195	55%
<b>Total</b>	<b>7,679</b>	<b>99%</b>	<b>7,675</b>	<b>101%</b>

Table 31 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,810	24%	2,065	27%
1980-1999	1,715	22%	2,725	36%
1950-1979	3,090	40%	2,325	30%
Before 1950	1,065	14%	550	7%
<b>Total</b>	<b>7,680</b>	<b>100%</b>	<b>7,665</b>	<b>100%</b>

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,155	54%	2,875	38%
Housing Units build before 1980 with children present	1,795	23%	665	9%

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

**Vacant Units**

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 34 - Vacant Units**

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

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PLAN\_SECTION\_ID=[1313801000]>

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

**Discussion**

**MA-25 Public And Assisted Housing - 91.410, 91.210(b)**

**Introduction**

**Totals Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available									
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 35 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>

**Table 36 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

**Discussion:**

**MA-30 Homeless Facilities and Services - 91.410, 91.210(c)**

**Introduction**

**Facilities Targeted to Homeless Persons**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 37 - Facilities Targeted to Homeless Persons**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

**MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

**Describe any negative effects of public policies on affordable housing and residential investment**

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

- Sumter County is ranked No. 23 out of South Carolina's 46 counties based on its per capita income, which is \$46,582.
- Continental Tire is expanded its operations in Sumter, SC. At full capacity, the plant will employ 1,650 people, and will have reached \$500 million in investment.
- German manufacturer EVAC announced in December 2023 that it was bringing 300 new jobs and \$506 million in capital investment to Sumter County and that the new plant would be the company's North American headquarters. EVAC is projected to open in the third or fourth quarter of 2025, according to Brian Rauschenbach, project manager with Sumter Economic Development and TheLINK Economic Development Alliance.
- Sumter received honorable mention as “Most Livable Cities” from US Conference of Mayors.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	106	72	1	0	-1
Arts, Entertainment, Accommodations	1,737	3,601	16	22	6
Construction	649	894	6	5	-1
Education and Health Care Services	2,166	4,670	20	29	9
Finance, Insurance, and Real Estate	544	896	5	5	0
Information	130	161	1	1	0
Manufacturing	2,139	538	19	3	-16
Other Services	413	604	4	4	0
Professional, Scientific, Management Services	607	1,121	5	7	2
Public Administration	0	0	0	0	0
Retail Trade	1,798	3,462	16	21	5
Transportation and Warehousing	448	106	4	1	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	346	235	3	1	-2
Total	11,083	16,360	--	--	--

**Table 38 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	16,230
Civilian Employed Population 16 years and over	14,630
Unemployment Rate	9.78
Unemployment Rate for Ages 16-24	25.65
Unemployment Rate for Ages 25-65	5.29

**Table 39 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	2,860
Farming, fisheries and forestry occupations	375
Service	1,834
Sales and office	3,240
Construction, extraction, maintenance and repair	1,160
Production, transportation and material moving	1,090

**Table 40 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,942	82%
30-59 Minutes	1,759	11%
60 or More Minutes	1,113	7%
<b>Total</b>	<b>15,814</b>	<b>100%</b>

**Table 41 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	930	95	825
High school graduate (includes equivalency)	2,970	335	1,475
Some college or Associate's degree	4,145	445	1,725
Bachelor's degree or higher	3,355	105	780

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	85	50	100	350	525
9th to 12th grade, no diploma	305	405	295	650	515
High school graduate, GED, or alternative	1,935	1,280	780	2,755	1,970
Some college, no degree	1,665	2,365	905	1,725	1,080
Associate's degree	295	785	514	738	449
Bachelor's degree	220	765	830	1,385	825
Graduate or professional degree	0	295	665	765	740

**Table 43 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	33,514
High school graduate (includes equivalency)	132,188
Some college or Associate's degree	133,020
Bachelor's degree	169,199
Graduate or professional degree	242,083

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors are Education and Health Care Services, Manufacturing, retail trade and arts, entertainment, and accommodations.

**Describe the workforce and infrastructure needs of the business community:**

The workforce needs of the major employment sectors of Sumter are more technical/skill trained employees, especially in the manufacturing sector. The education and health care services need both more technical training and more of the workforce with degrees in the educational and medical field.

Bottomline, there is currently more job openings than their qualified individual to fill them within the City of Sumter.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The city in partnership with local manufacturing companies, CCTC, the County, the State built a state of the arts facility specifically for manufacturing technical high skill training. This facility serves as a continuous pipeline of a qualified workforce for all types of manufacturing facilities in the jurisdiction.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

At the present time the city is on track to improve the skills and educational level of the workforce. With continuous efforts of both the city and local businesses, a mismatch in the workforce and what skills are required by businesses will be a thing of the past.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The city, in conjunction with the local school district, the community college, the county and local businesses are partnering to create a pipeline for a technical trained workforce within our jurisdiction to support our manufacturing base. Manufacturing is the predominately lifeline of good paying jobs in our jurisdiction.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

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## **Discussion**

The city is currently on its third round of the Penny Taxes, which will continually improve the infrastructure of the city as whole. Improving our infrastructure will go a long way as far as attracting new businesses by modernizing the aesthetics of the city.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

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 partners with 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 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 NRSAs. 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.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

As reflected in the US Census Bureau, Census 2020 data above, several areas of minority concentration existed in the City NRSA in 2020. 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 48.7%.

### **What are the characteristics of the market in these areas/neighborhoods?**

The housing market in the City NRSA is the worst in the City due to higher unemployment, lower income earned compared to other areas of the City, and in general these areas consist of the highest poverty areas within the City.

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. 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.

**Are there any community assets in these areas/neighborhoods?**

The city conducts most of all our citizens' meetings in the NRSA, along with our Fair Housing and Housing month event, to keep citizens informed on different resources in the city to assist them. Additionally, all the City of Sumter three HOPE Centers are located within the NRSA, along with the County Resource Center being located within the NRSA. These Centers offer empowerment to all citizens within the NRSA and the City as a whole.

**Are there other strategic opportunities in any of these areas?**

The city five-year goal is to develop Affordable Housing for LMI citizens, through housing repair and home ownership. The city will develop affordable housing units if funding permits during this five year period. Rehabilitation of eight units each year for the next 5 years. The city will use HUD Program Proceeds for this program. CDBG funds can be used to repair houses for citizens whose income falls to 80% or below the median. Over 80% of the rehabilitation program will be concentrated in the NRSA. The affordable housing and down payment assistance programs would concentrate on moving citizens out of the NSRA into more diverse neighborhoods.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

There is currently a priority for broadband wiring and connections for households throughout the city limits. Within the City of Sumter there are currently eight free wi-fi locations available to the public, which is mostly concentrated in low- and moderate-income households and neighborhoods. Broadband connection is available throughout the city, so as stated it is not a priority.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The jurisdiction has 3 broadband Internet service providers for this area, which is sufficient competition for a jurisdiction of this size.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

So far, this jurisdiction's only significant natural hazard concerning climate change was the 1,000-year flood which happened 10 years ago. Since then, the weather has been relatively normal.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The 1,000-year flood wiped out several low-and moderate-income households; mostly because a lot of them are in flood plain areas. Additionally, the city and county, along with assistance from FEMA, had to repair within the city limits over 100 roofs of low-and moderate-income households.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

**Five Year Goal** -- To assist in providing Affordable Housing for LMI citizens, through housing repair and home ownership. The City of Sumter will refer citizens to local housing partners to assist qualified clients that fall at 80% or below the median income for the county, for purchasing homes in the City of Sumter. Rehabilitation of 13 units each year for the next 5 years. The city will use HUD Program Proceeds for the rehabilitation program.

### Strategy

Use CDBG funds to repair houses for citizens whose income falls to 80% or below the median.

Refer qualified clients that income falls to 80% median or below to local housing partners for home ownership assistance.

Housing repair will provide an increase of the housing stock with number of units that are brought up to code and the number of safe, decent and sanitary units for LMI citizens. CDBG funds will address this need.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 45 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	NRSA
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	6/1/1996
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of Sumter NRSA includes four census tracts, 11, 16, 13, and 15.
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	The needs are significant in this area due to the percentage of low-moderate income families in this area. Affordable housing and to be a able to live in housing which is up to modern day codes is an ongoing problem in this target area.
	<b>What are the opportunities for improvement in this target area?</b>	HOME funds by local housing partners will also be used for down payment and closing cost assistance.
<b>Are there barriers to improvement in this target area?</b>	There are barriers as far as the credit worthiness of citizens who live in this area, which make it difficult to qualify for a loan for purchase of a home. Additionally, the limitation of funding the City of Sumter has for rehabilitation of homes in this area because most of the houses are in really bad shape.	

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

For more than 20 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 NRSAs. 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 data above, several areas of minority concentration existed in the City NSA 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%.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 46 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	NRSA

<p><b>Associated Goals</b></p>	<p>Affordable Housing Demolition Youth Employment Housing Repair HYPE YMCA Youth Services United Ministries Administration</p>
<p><b>Description</b></p>	<p>The City of Sumter Objectives.</p> <ul style="list-style-type: none"> <li>• Develop new affordable housing units for low-income homeowners</li> <li>• Provide opportunities for financial assistance to first time homebuyers</li> </ul> <ol style="list-style-type: none"> <li>1. 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.</li> <li>1. Promote the American Dream Down Payment Initiative</li> <li>2. Target a percentage of HOME passed thru to CHDO's for direct housing subsidies</li> <li>1. Strengthen the role of the manufactured home industry and building codes</li> <li>• Advocate for modular and panelized constructed factory-built units to be built to the National HUD code.</li> <li>• Increase the number of safe, decent, and suitable manufactured homes available to low-income families.</li> <li>1. Promote the replacement of older units not meeting HUD code and factory certifications.</li> <li>2. Educate low-income homebuyers on the pro's 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.</li> </ol>
<p><b>Basis for Relative Priority</b></p>	<p>With the income barrier and credit worthiness of citizens who live in NRSA affordable housing is an ongoing problem, because the stricter requirement of mortgage companies to finance homes and the current higher interest rates.</p>

**Narrative (Optional)**

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

**Table 47 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Please see at appendices to the ConPlan the FY 2025 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	333,755	0	0	333,755	1,335,020	

**Table 48 - Anticipated Resources**

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

Federal funds of \$44,900 for United Ministries minor rehab is match private funds from local churches within the jurisdiction which normally is a 3 to 1 match so for every one dollar of federal funds it is match by three dollars of private local church funds. Additionally, qualified church members provide free labor for the minor repair projects. Additionally, for the Youth Program allotted \$43,500, local businesses pays half of 30 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**

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Sumter	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	

**Table 49 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The Lead Agency for developing the Five- Year Consolidated 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 tried 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, rehabilitation, 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 partnership with agencies who provides Affordable Housing Programs and the Down Payment Assistance Programs. The City makes this a workable program with the use of HOME funds for down payment assistance. These programs have a housing counseling component as well as a post-home buyer follow-up program.

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.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 50 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

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 must 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 many homeless individuals and families with children, including HIV/AIDS citizens. United Ministries have expanded its transitional housing program for homeless in some case up to a year to enable them to get on their feet.

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.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Developmentally Disabled persons constitute a growing population. The rate of growth is unknown at this writing. The Disabilities and Special Needs Board report that there are currently 627 people in Sumter County with disabilities. Their special needs are being serviced by that agency. They provide in institutional care, group housing and single unit housing.

Physically Handicapped persons need assessable housing. According to the 2020 Census there are 4,602 persons, age 21-64 years old, in the City of Sumter with disabilities. Of the over 18,000 people age 60 and above living in Sumter County, 1,991 are living with a self-care disability, 1851 with a physical

disability, 2011 with a sensory disability, 2076 with mental disability, and 410 are living in an institutional setting.

There is a shortage of supportive services and supportive housing for this subpopulation. Elderly housing units are available to a portion of this population. People aged 62 and above with disabilities can be accommodated in elderly housing units.

### **Subpopulations**

Included in this group are victims of domestic abuse, persons with HIV/AIDS, mentally ill, veterans, youth, victims of substance abuse, runaway children, and disabilities and special needs persons.

**Domestic Abuse Victims (women)** – Services are provided through the YWCA Shelter located inside the City Limits. Women are usually brought to the shelter by law enforcement personnel. Children are accommodated provided they are young enough. The YWCA provides a continuum of care for the women, which includes accompanying them to court and seeing to it they are safe from harm by their abusers.

Domestic Abuse Counselors, through dialogue and counseling services, get them to a place where they regain their self-esteem and create a new image of themselves. This program provides a continuum of care for the clients.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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 US 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 13 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 103,000. Sumter provides a hometown 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 3rd 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 were prepared for the increase in students, and higher e

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 Mountains 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.

Additionally, education administrators anticipated an increase in demand for adults wanting to further their education.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	NRSA	Affordable Housing	CDBG: \$0	
2	Demolition	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$140,000	Buildings Demolished: 30 Buildings
3	Youth Employment	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$217,500	Jobs created/retained: 250 Jobs
4	Housing Repair	2025	2029	Housing Repair	NRSA	Affordable Housing	CDBG: \$715,520	Homeowner Housing Rehabilitated: 30 Household Housing Unit
5	HYPE	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$15,000	Other: 250 Other
6	YMCA Youth Services	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$12,500	Other: 65 Other
7	United Ministries	2025	2029	Housing Repair	NRSA	Affordable Housing	CDBG: \$224,500	Homeowner Housing Rehabilitated: 45 Household Housing Unit
8	Historical Preservation	2025	2029	Non-Housing Community Development			CDBG: \$10,000	Facade treatment/business building rehabilitation: 5 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Administration	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$333,755	Other: 350 Other

Table 51 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The city will refer perspective home buyers to housing partners who receive HOME funding to assist qualified individuals to become home owners.
2	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	The goal is to demolish at least 6 structures each year
3	<b>Goal Name</b>	Youth Employment
	<b>Goal Description</b>	Employ on an average 50 low to moderate income families that have youth that qualifies for the program
4	<b>Goal Name</b>	Housing Repair
	<b>Goal Description</b>	Six LMI homeowner housing rehabilitation within the Sumter City Limits each year
5	<b>Goal Name</b>	HYPE
	<b>Goal Description</b>	A program to provide LMI youth summer camp which includes field trips, certified teachers instructing kids on a daily basis for 7 weeks and providing back packs and school supplies for LMI youth for the next school year.

6	<b>Goal Name</b>	YMCA Youth Services
	<b>Goal Description</b>	Provides vouchers for LMI youth to participate in a variety of youth service by using CDBG grants.
7	<b>Goal Name</b>	United Ministries
	<b>Goal Description</b>	Provide minor home repairs for LMI homeowners who live within the City Limits
8	<b>Goal Name</b>	Historical Preservation
	<b>Goal Description</b>	Provide Facade Grants for local businesses in the downtown central business district.
9	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administer the CDBG Entitlement Program by educating citizens in public meetings the programs the city have to offer its LMI citizens

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Based on previous years the estimate for the city housing partners who receive HOME funds at least 10 families should be provided affordable housing.

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

**Activities to Increase Resident Involvements**

**Is the public housing agency designated as troubled under 24 CFR part 902?**

**Plan to remove the 'troubled' designation**

**SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

**Barriers to Affordable Housing**

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

**Addressing the emergency and transitional housing needs of homeless persons**

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP 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 ensure 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.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

All the action listed above center around alleviating lead by education local citizens on how to test there kids and themselves for lead poisoning.

### **How are the actions listed above integrated into housing policies and procedures?**

The action above is integrated into our housing rehab program because all houses built prior to 1978 must have a lead inspection prior to any repair work being done. Additionally, once identified with lead the contractor must be a lead certified contractor to remove the lead.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Sumter will work closely with other agencies and organizations to establish and maintain programs and policies to the benefit of persons living below the poverty level. The needs will be assessed and programs implemented and operated for persons from various walks of life, for example, the elderly, disabled, children, homeless, chronically homeless and the working poor.

According to the Census data and CHAS tabulations the percent of owner households below the poverty level is 14% in the state of South Carolina, compared to 15.8% in Sumter. With recent jobs availability in Sumter the poverty level may be going down even further. Also, with new jobs in manufacturing in the area the pay rate of Sumter should increase immensely.

The following initiatives are in place. These initiatives will contribute to a 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)

Success By Six (school readiness)

Teen Pregnancy Prevention programs (through YMCA, United Way, local churches, etc.)

Section 3 (contracting jobs that apply and through the City Summer Youth programs

Youth Build (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 people with special needs to become employable.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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 new policies and procedures so that all work will follow HUD's rules and regulations.

## Expected Resources

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

#### Introduction

Please see at appendices to the ConPlan the FY 2025 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	333,755.00	0.00	0.00	333,755.00	1,335,020.00	

Table 52 - 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

Federal funds of \$44,900 for United Ministries minor rehab is match private funds from local churches within the jurisdiction which normally is a 3 to 1 match so for every one dollar of federal funds it is match by three dollars of private local church funds. Additionally, qualified church

members provide free labor for the minor repair projects. Additionally, for the Youth Program allotted \$43,500, local businesses pays half of 30 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**

## 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	Demolition	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$30,000.00	Buildings Demolished: 6 Buildings
2	United Ministries	2025	2029	Housing Repair	NRSA	Affordable Housing	CDBG: \$44,900.00	Homeowner Housing Rehabilitated: 9 Household Housing Unit
3	Housing Repair	2025	2029	Housing Repair	NRSA	Affordable Housing	CDBG: \$143,104.00	Homeowner Housing Rehabilitated: 6 Household Housing Unit
4	YMCA Youth Services	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$2,500.00	Public service activities other than Low/Moderate Income Housing Benefit: 13 Persons Assisted
5	Youth Employment	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$43,500.00	Jobs created/retained: 60 Jobs
6	HYPE	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$3,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
7	Administration	2025	2029	Non-Housing Community Development	NRSA	Affordable Housing	CDBG: \$66,751.00	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Eliminate slum and blight in residential and commercial areas within the City Limits.
2	<b>Goal Name</b>	United Ministries
	<b>Goal Description</b>	Provide minor home repairs for LMI citizens.
3	<b>Goal Name</b>	Housing Repair
	<b>Goal Description</b>	Provide housing repair for LMI homeowners within the city limits
4	<b>Goal Name</b>	YMCA Youth Services
	<b>Goal Description</b>	Provide vouchers for LMI youth to participate in various activities
5	<b>Goal Name</b>	Youth Employment
	<b>Goal Description</b>	Provide summer employment for 60 LMI youth
6	<b>Goal Name</b>	HYPE
	<b>Goal Description</b>	provide certified teachers to assist LMI youth, take kids on field trip, and provide students supplies for LMI youth
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administer the entitlement program and educate citizens about fair and affordable housing.

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

### Introduction

The City of Sumter FY 2025 Council approved projects are listed below:

#	Project Name
1	Administration
2	Demolition
3	United Ministries
4	Housing Repair
5	YMCA Youth Services (Public Services)
6	Youth Employment (Public Services)
7	HYPE Program (Public Services)

**Table 54 – Project Information**

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

The allocation priorities were determined by City Council after receiving both public comments from citizens and input from other agencies

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

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	NRSA
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$66,751.00
	<b>Description</b>	Administer the entitlement program, educate citizens on fair housing and affordable housing.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 80 people will be educated at the four community meetings, the two public hearings and our annual joint city and county housing fair.
	<b>Location Description</b>	Within the City Limits of Sumter, SC.
	<b>Planned Activities</b>	Educate citizens
2	<b>Project Name</b>	Demolition
	<b>Target Area</b>	NRSA
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$30,000.00
	<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 of number of families to be assisted 9.
	<b>Location Description</b>	Mostly in the lower income areas of the city to eliminate blight and slum.
	<b>Planned Activities</b>	Demolish at least 6 structures during this period.
3	<b>Project Name</b>	United Ministries
	<b>Target Area</b>	NRSA
	<b>Goals Supported</b>	United Ministries
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$44,900.00

	<b>Description</b>	Provide minor home repairs for LMI citizens
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 9 families should benefit from this program.
	<b>Location Description</b>	Throughout the city limits but majority repairs will be done in the NRSA
	<b>Planned Activities</b>	Repair at least 9 LMI homeowners
<b>4</b>	<b>Project Name</b>	Housing Repair
	<b>Target Area</b>	NRSA
	<b>Goals Supported</b>	Housing Repair
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$143,104.00
	<b>Description</b>	Housing repair for LMI homeowners within the city limits
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	six LMI household families will benefit from this activity
	<b>Location Description</b>	Majority of all rehabilitation will be done in the NRSA
	<b>Planned Activities</b>	Rehab six LMI household families homes
<b>5</b>	<b>Project Name</b>	YMCA Youth Services (Public Services)
	<b>Target Area</b>	NRSA
	<b>Goals Supported</b>	YMCA Youth Services
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$2,500.00
	<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>	13 families should benefit from this service.
	<b>Location Description</b>	Within the city limits
	<b>Planned Activities</b>	Provide vouchers for at least 13 LMI families to take advantage of the programs offered by the YMCA

6	<b>Project Name</b>	Youth Employment (Public Services)
	<b>Target Area</b>	NRSA
	<b>Goals Supported</b>	Youth Employment
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$43,500.00
	<b>Description</b>	Hire at least 60 LMI youth during the summer months when they are out of school.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 60 families will benefit from this activities
	<b>Location Description</b>	Most of student hired are from the NRSA
	<b>Planned Activities</b>	Hire at least 60 LMI youth during the summer months when they are out of school.
7	<b>Project Name</b>	HYPE Program (Public Services)
	<b>Target Area</b>	NRSA
	<b>Goals Supported</b>	HYPE
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$3,000.00
	<b>Description</b>	Grant to provide school supplies, field trips and certified teachers for at least 60 LMI during the summer
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 60 families will benefit from this acitivity
	<b>Location Description</b>	Throughout the City Limits
	<b>Planned Activities</b>	Provide funding to assist in purchasing school supplies, field trips, and certified teachers for LMI youth.

## **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 20 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 55 - Geographic Distribution**

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

As reflected in the US Census Bureau, Census 2020 data, several areas of minority concentration existed in the City NRSA in 2020. 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 47.4%.

### **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 relies on housing partners with 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.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 57 - One Year Goals for Affordable Housing by Support Type  
Discussion

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

**Actions planned during the next year to address the needs to public housing**

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

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

**Addressing the emergency shelter and transitional housing needs of homeless persons**

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

### **Discussion**

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

### **Introduction**

**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**

### **Discussion**

## **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 relies on housing partners with 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 20 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. The City of Sumter will continue to make these census tracts a focal point for CDBG funding due to the fact they are 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 housing partners will provide downpayment assistance by using HOME funds if funds are available and construct new affordable homes and with CDBG funds rehabilitate six units in 2025. The city will use HUD Program Proceeds for these programs. CDBG funds will be used to repair houses for six homeowners whose income falls to 80% or below the median. Housing repair will provide an increase in the housing stock with the number of units that are up 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. Physicians, especially pediatric clinics, test children for lead levels in the blood. The case is referred to by 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 ensure 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 people 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 layoffs. (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 people to encourage those who live within 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 people 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 of raising 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 their due diligence in disseminating information and referrals to poverty level individuals and families.

The following initiatives are in place. These initiatives will contribute to a 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)
- 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 43,065. The City of Sumter is in the heart of the community with a total City and County population of 103,000. Sumter provides a hometown 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 received a NIP grant for demolishing unlivable houses and buildings eyesores throughout the city. Additionally, the penny tax is being utilized for further improvement in the institutional structure; it provided funds for a new courthouse, and the building of a new police department and fire department. Additionally, the penny tax was instrumental in repairing streets within the city limits.

### **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, 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 Infrastructure Improvements and more affordable housing. 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	2
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%

The City will have a minimum overall benefit of more than 80% of CDBG funds to be used to benefit people of low and moderate incomes during this program year.

## Attachments

## Citizen Participation Comments



**Date: October 2, 2024**

**Location: Birnie HOPE Center**

**Citizen Attendance: 3**

### **Concerns raised at the meeting:**

- Flooding on Oakland Avenue, East Red Bay Road, and Morton Street.
- Flooding at the traffic lights on Lafayette Drive.
- Several properties need to be demolished on Orange Street.
- Lack of streetlights in dark areas on Dingle, Oakland, and Barlette Streets.

**Date: October 7, 2024**

**Location: North HOPE Center**

**Citizen Attendance: 12**

### **Concerns raised at the meeting:**

- Drainage repair of Dibert Street is needed due to flooding when it rains. A work order has been submitted for repair.
- Why is Lincoln High School not in the downtown business district?
- Could Community Development Block Grant (CDBG) funds be used to refurbish Lincoln High School?
- When will Dibert Street be extended?
- Complimented the city for filling potholes around the North HOPE Center area.
- When will the city start the North Main Street project?

# 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 effecting 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 Grantee 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.

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 area(s) 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 realities 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 to 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/Definition 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.



About

In 2023, Sumter, SC had a population of 43.1k people with a median age of 33.3 and a median household income of \$53,071. Between 2022 and 2023 the population of Sumter, SC grew from 43,046 to 43,065, a 0.041% increase and its median household income grew from \$48,900 to \$53,071, a 8.53% increase. The 5 largest ethnic groups in Sumter, SC are Black or African American (Non-Hispanic) (47.4%), White (Non-Hispanic) (38.6%), Two+ (Non-Hispanic) (3.58%), Asian (Non-Hispanic) (2.81%), and Two+ (Hispanic) (2.66%).

None of the households in Sumter, SC reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

98.3% of the residents in Sumter, SC are U.S. citizens.

The largest universities in N/A are Central Carolina Technical College (682 degrees awarded in 2023), University of South Carolina-Sumter (175 degrees), and Morris College (76 degrees).

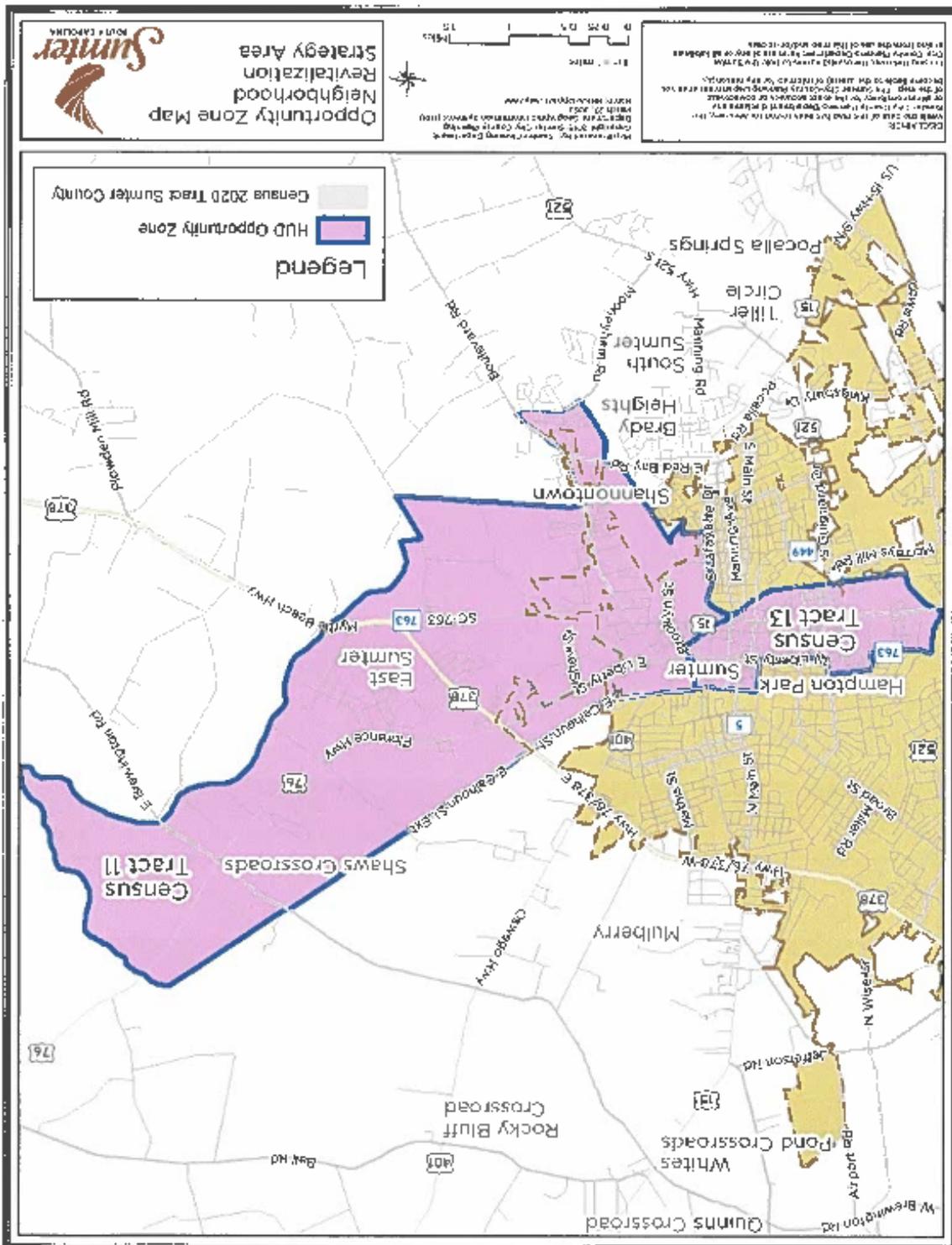
Most people in Sumter, SC drove alone to work, and the average commute time was 20.2 minutes. The average car ownership in Sumter, SC was 2 cars per household.

www.sumter-sc.gov











Regular Meeting - 02/18/2025

Introduction

CALL TO ORDER - Mayor David P. Merchant

INVOCATION/PLEDGE OF ALLEGIANCE - Councilman Anthony Gibson

Approval Of Minutes

February 4, 2025 - Special Called Meeting

February 4, 2025 - Regular Meeting

PUBLIC HEARING - 6:00 P.M.

1. RZ-24-23, 314 LESENE COURT

Receive comments from the public and consider First Reading of an ordinance to rezone an approximate 0.34-acre portion of a larger parcel of land from Residential-9 (R-9) to Limited Commercial (LC). The property is located at 314 Lesene Court and identified by Tax Map Number 228-01-01-039 (part).  
Public Hearing (RZ-24-23, 314 Lesene Court).pdf

OLD BUSINESS

2. BOARDS AND COMMISSIONS

Consider appointments expired December 31, 2024, and other vacancies.

3. COMMUNITY DEVELOPMENT

Consider Final Reading of Ordinance Number 2870 adopting the Community Development Entitlement Budget for Federal Fiscal Year 2025-2026.  
Community Development.pdf

NEW BUSINESS

4. LEASE-PURCHASE AGREEMENT

Consider First Reading of an ordinance 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 \$2,075,000.00, and Other Matters Relating Thereto," [Lease Purchase Agreement.pdf](#)

5. PROCUREMENT RESOLUTION

a) Consider Resolution Number 979 authorizing a contract for the Broad Court Sewer Relocation Project. [Procurement Resolution Number 979.pdf](#)

b) Consider Resolution Number 980 authorizing a contract for the Live Oak Industrial Park Water Improvements New Well 38 Project. [Procurement Resolution Number 980.pdf](#)

c) Consider Resolution Number 981 authorizing the purchase of one (1) Quint Aerial Truck for the Sumter Fire Department. [Procurement Resolution Number 981.pdf](#)

6. MAINTENANCE GUARANTEE/DEED OF DEDICATION

Consider acceptance of a Maintenance Guarantee/Deed of Dedication for Phase Two (2) of Crystal Downs Subdivision, consisting of lots 1-35 located along Citation Street. [Maintenance Guarantee.pdf](#)

7. COUNCIL REPORTS

Receive comments from Councilmembers concerning matters of interest to the Council and the City of Sumter.

8. CITY MANAGER'S REPORT

Receive comments and/or reports from the City Manager.

9. COMMENTS BY CITY CITIZENS

Citizens of the City desiring to speak must notify the City Clerk prior to the beginning of the meeting by completing the sign-in sheet located at the entrance to the Council Chambers. Comments are limited to no more than three (3) minutes.

10. LEGISLATIVE UPDATE

12. ADJOURNMENT

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

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

11. EXECUTIVE SESSION

Review any pending legislation pertinent to local government.



SUMTER CITY COUNCIL – AGENDA  
 Tuesday, February 4, 2025 – 3:00 p.m.  
 Sumter Opera House – City Council Chambers  
 21 N. Main Street | Sumter, South Carolina

**CALL TO ORDER** – Mayor David P. Merchant

**INVOCATION/PLEDGE OF ALLEGIANCE** – Councilwoman Rebecca Lynn Kennedy

**APPROVAL OF MINUTES** – January 7, 2025 – Regular Meeting

January 28, 2025 – Special Called Meeting

**OLD BUSINESS**

**1. BOARDS AND COMMISSIONS**

Consider appointments expired December 31, 2024, and other vacancies.

**2. SALE OF PROPERTY**

Consider *Final Reading of Ordinance Number 2869* authorizing the sale of a 0.013-acre strip of property from two (2) parcels of property owned by the City of Sumter to the South Carolina Department of Transportation (SCDOT). The properties are located at 847 and 849 North Main Street and identified by Tax Map Numbers 229-05-05-035 and 229-05-05-022, respectively.

**NEW BUSINESS**

**3. COMMUNITY DEVELOPMENT**

Consider *First Reading* of an ordinance to adopt the Community Development Block Grant Entitlement Budget for Fiscal Year 2025-2026.

**4. ANNUAL EVENTS RESOLUTION**

Consider *Resolution Number 925* authorizing the sale and consumption of alcoholic beverages (beer and wine only) at annual events.

**5. PROCUREMENT RESOLUTIONS**

a) Consider *Resolution Number 926* authorizing the purchase of a Staggline 5100 Portable Stage Project.  
 b) Consider *Resolution Number 927* authorizing a contract for the Memorial Park Bathroom Renovation Project.

**6. MAINTENANCE GUARANTEE/DEED OF DEDICATION**

Consider acceptance of a Maintenance Guarantee/Deed of Dedication for Phase One (1)-B of Sibley Village Subdivision, consisting of lots 15-26, 53-62, and 113-126 located along Bellflower Street, Salsia Street, and Sibley Street.

**7. COMMUNITY SAFETY INITIATIVES**

Consider *Resolution Number 928* authorizing certain community safety special initiatives.

**8. COUNCIL REPORTS**

Receive comments from Councilmembers concerning matters of interest to the Council and the City of Sumter.

**12. ADJOURNMENT**

To discuss contractual matters, personnel matters, and appointments to Boards and Commissions, and/or to receive legal advice relating to matters covered by 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.

**11. EXECUTIVE SESSION**

Review any pending legislation pertinent to local government.

**10. LEGISLATIVE UPDATE**

Receive comments and/or reports from the City Manager.

**9. CITY MANAGER'S REPORT**

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SUMTER CITY COUNCIL – AGENDA  
Tuesday, February 4, 2025 – 1:00 p.m.  
Sumter Opera House – City Council Chambers  
21 N. Main Street | Sumter, South Carolina





SUMTER CITY COUNCIL – AGENDA

SPECIAL CALLED MEETING

Tuesday, February 4, 2025 – 12:00 p.m.

Sumter Opera House – City Council Chambers

21 N. Main Street | Sumter, South Carolina

**CALL TO ORDER** – Mayor David P. Merchant

**INVOCATION/PLEDGE OF ALLEGIANCE** – Councilman Gifford M. Shaw

**NEW BUSINESS**

**1. COMMUNITY DEVELOPMENT**

Workshop to discuss the Community Development Entitlement Budget for Federal Fiscal Year 2025-2026.

**2. ADJOURNMENT**

**NOTICE TO THE PUBLIC**

The City of Sumter is an Entitlement Community. This Entitlement status affords the City the opportunity of receiving Community Development Block Grant (CDBG) funds on an annual basis. The purpose of the funds is to improve the neighborhoods and make life more viable for residents, especially those whose income falls within the HUD Income Limits and are considered low-moderate income citizens. Citizens participation is a requirement. The City of Sumter will satisfy this requirement by holding public meetings prior to preparing the upcoming Annual Action Plan. The schedule for these meetings follows:

- o Wednesday, October 2, 2024, 6:00pm, Blayne Hope Center, 278 S. Pearly St.
- o Monday, October 7, 2024, 6:00pm, North Hope Center, 904 N. Main St.
- o Wednesday, October 9, 2024, 6:00pm, South Hope Center, 1725 S. Lafayette Drive.
- o Monday, October 16, 2024, 6:00pm, South Sumter Resource Center, 337 Manning Ave.

o Public Hearing The City of Sumter will be conducting a Public Hearing, Tuesday, November 19, 2024, at 6:00 pm, at City Hall, fourth floor, City Council Chambers, 21 North Main Street, Sumter, SC.

Citizens are invited to come out and participate in these community meetings in preparation of the City of Sumter, Community Development Department fiscal year budget process for the period April 1, 2025-March 31, 2026. Entry to all meeting places is handicapped accessible. Hearing impaired or deaf persons may call 774-1649 for assistance. Persons needing an interpreter may call the same number for assistance.

David Merchant  
Mayor

*The Item  
Sept. 18, 2024*



**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.

**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 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 1.** That the amended Budget for Community Development Entitlement Funds in the amount of \$333,755.00 for the Federal Fiscal Year 2025-2026 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:

- WHEREAS,** the Summer City Council therefore finds it necessary to amend the Community Development Entitlement Budget for Fiscal Year 2025-2026 as shown on the attached amended budget to reflect the official allotment from HUD. The Summer 2025-2026 City Budget in the amount of \$333,755.00 is hereby made a part hereof as fully as if incorporated herein and a copy thereof is attached hereto
- WHEREAS,** the City of Sumter received a letter dated May 14, 2025, from the United States Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (attached), approving an actual allocation of \$333,755.00 in Community Development Block Grant (CDBG) Funds to the City of Sumter for Fiscal Year 2025-2026; and
- WHEREAS,** the Budget for Community Development Entitlement Funds in the amount of \$368,392.00 for the Federal Fiscal Year 2025-2026 was adopted by City Council on February 18, 2025, based on the amount of funds allocated to the City of Sumter for the previous budget year; and

**AN ORDINANCE AMENDING ORDINANCE NUMBER 2020-01 WHICH ADOPTED A BUDGET FOR THE EXPENDITURE OF COMMUNITY DEVELOPMENT ENTITLEMENT FUNDS FOR THE CITY OF SUMTER FOR FISCAL YEAR 2025-2026**

**ORDINANCE NUMBER 2025-01**

ADOPTED BY COUNCIL ASSEMBLED THIS 12<sup>TH</sup> DAY OF JUNE 2021.

CITY OF SUMTER, SOUTH CAROLINA



David P. McEachern, Mayor



Calvin K. Hestie, Sr., Councilman



Gilliam Shaw, Councilman



Rebecca Lynn Kennedy, Councilwoman



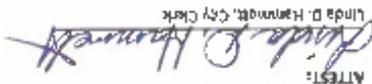
James B. Blasingame, Mayor Pro Tempore



Collin C. Davis, Councilman



Anthony Garcia, Councilman



Linda D. Hamrick, City Clerk

ATTEST:

First Reading: June 3, 2021  
Final Reading: June 17, 2021

In addition, your jurisdiction's CDBG allocation for this year provides you with \$1,533,755.00 to establish Section 108 loan guarantee borrowing authority. Section 108 permits you to borrow up to five times of your current CDBG allocation. This loan allows jurisdictions to maximize access to low-interest capital and provide long-term financing to invest in Opportunity Zones, or further address gap financing for big projects that you envision for your community.

- Community Development Block Grant (CDBG) - \$333,755.00
- HOME Investment Partnerships (HOME) - \$0.00
- Emergency Solutions Grants (ESG) - \$0.00
- Housing Opportunities for Persons W/ HIV/AIDS (HOPWA) - \$0.00
- Housing Trust Fund (HTF) - \$0.00
- Recovery Housing Program (RHP) - \$0.00

As authorized by the Consolidated Appropriations Act (Public Law 116-260) on March 15, 2025, I am honored and excited to announce that your jurisdiction is receiving the following fiscal year 2025 allocations for the identified programs:

Secretary Scott Turner is committed to improving housing opportunities, reducing regulations to lower housing costs, and expanding housing supply for hardworking Americans. The nationwide shortage of rental and owner-occupied properties and the current rate of construction has not kept pace with the demand. This lack of adequate housing supply leads to higher prices for renters and homebuyers alike, forcing some into homelessness and preventing countless Americans from becoming homeowners. Across the country, partnerships to bridge public and private sectors are providing millions of Americans an opportunity to get ahead. HUD is determined to continue its collaboration with you so programs are responsibly utilized and can spark additional leveraging and partnerships to address the nation's housing crisis.

Dear Mayor McCreath,

The Honorable David McCreath  
 Mayor of Sumter  
 PO Box 1449  
 21 N Main Street  
 Sumter, SC 29151-1449

May 14, 2025



Claudia Fernandez  
General Deputy Assistant Secretary  
for Community Planning and Development



Sincerely,

As you are finalizing your Annual Action Plans or Consolidated Plans that are due for submission to our office by August 16, 2025, please be reminded that it is important to align with executive orders and applicable laws. If you or any member of your staff have questions, please do not hesitate to contact your local HUD Field Office in Columbia or CPD/CDA@hud.gov. Thank you for your interest in CTD programs and for ensuring that three dollars are responsibly achieving outcomes as intended by law. While people have a safe and stable place to call home, they can focus on contributing to the economy and be productive members of their respective communities.





INVEST. INVITE. SERVE.

SUMTER CITY COUNCIL – AGENDA

Tuesday, June 3, 2025 – 1:00 p.m.

Sumter Opera House – City Council Chambers

21 N. Main Street | Sumter, South Carolina

CALL TO ORDER – Mayor David P. Merchant

INVOCATION/PLEDGE OF ALLEGIANCE – Councilman Calvin K. Hastie, Sr.

APPROVAL OF MINUTES – May 20, 2025 – Regular Meeting

May 22, 2025 – Special Meeting

OLD BUSINESS

1. BOARDS AND COMMISSIONS

Consider appointments expired December 31, 2024, and other vacancies.

2. PD-25-01, PINEWOOD ROAD AND STADIUM ROAD

Consider *Final Reading of Ordinance Number 2877* rezoning approximately 34.38 acres of property from Residential-15 (R-15) to Planned Development (PD-25-01). The property is located on the southeast corner of the intersection of Pinewood Road and Stadium Road and is identified by Tax Map Number 207-00-05-001.

3. BUDGET – FISCAL YEAR 2024-2025

Consider *First Reading* of an ordinance to amend the City of Sumter's budget for Fiscal Year 2024-2025.

NEW BUSINESS

4. COMMUNITY DEVELOPMENT

Consider *First Reading* of an ordinance to amend the Community Development Block Grant Entitlement Budget for Fiscal Year 2025-2026.

5. ANN-25-04, 1445 CAMDEN HIGHWAY

Consider *First Reading* of an ordinance to annex by 100 percent petition approximately 2.33 acres of land (including right-of-way) located at 1445 Camden Highway and identified by Tax Map Numbers 202-00-03-014 and 202-00-03-021.

6. PROCUREMENT RESOLUTION

Consider *Resolution Number 886* authorizing a contract for the Prisma Health Shool Fouch Greenway Lighting and Camera Installation Project.

7. RESOLUTION OF SUPPORT

Consider *Resolution Number 887* in support of Sumter County's application to the South Carolina State Infrastructure Bank for assistance in funding the US-378/76 Corridor Improvement Project, also known as "Connect 378".

- 8. **ABANDONED BUILDING RESOLUTION**  
 Consider *Resolution Number 988* providing certification of 17 North Main Street as an abandoned building site under the South Carolina Abandoned Buildings Revitalization Act of the South Carolina Code of Laws.  
 9. **COUNCIL REPORTS**  
 Receive comments from Councilmembers concerning matters of interest to the Council and the City of Sumter.  
 10. **CITY MANAGER'S REPORT**  
 Receive comments and/or reports from the City Manager.  
 11. **LEGISLATIVE UPDATE**  
 Review any pending legislation pertinent to local government.  
 12. **EXECUTIVE SESSION**  
 To discuss contractual matters and appointments to Boards and Commissions, and/or to receive legal advice relating to matters covered by 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 Sumter City Council holds an Executive Session, the Council may take official action on the above-listed matters following the conclusion of the Executive Session.  
 13. **ADJOURNMENT**

21 N. Main Street | Sumter, South Carolina  
 Sumter Opera House – City Council Chambers  
 Tuesday, June 3, 2025 – 1:00 p.m.  
 SUMTER CITY COUNCIL – AGENDA  
 INVEST | INVITE | SERVE |



Regular Meeting - 06/17/2025

CALL TO ORDER

Mayor David P. Merchant

INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Pro Tempore James B. Blassingame

OLD BUSINESS

BOARDS AND COMMISSIONS

Consider appointments expired December 31, 2024, and other vacancies.

COMMUNITY DEVELOPMENT

Consider *Final Reading of Ordinance Number 2878* amending the Community Development

Block Grant Entitlement Budget for Fiscal Year 2025-2026.

[Community Development\(1\).pdf](#)

BUDGET – FISCAL YEAR 2024-2025

Consider *Final Reading of Ordinance Number 2879* amending the City of Sumter's budget for

Fiscal Year 2024-2025.

[Budget - Fiscal Year 2024-2025.pdf](#)

BUDGET – FISCAL YEAR 2025-2026

Consider *Final Reading of Ordinance Number 2880* amending commercial garbage collection

rates.

[Budget - Fiscal Year 2025-2026 \(a\) - Amendment to Commercial Garbage Rates.pdf](#)

BUDGET – FISCAL YEAR 2025-2026

Consider *Final Reading of Ordinance Number 2881* adopting the City of Sumter's budget for

Fiscal Year 2025-2026.

[Budget - Fiscal Year 2025-2026 \(b\) - Adopt Budget.pdf](#)

ANN-25-04, 1445 CAMDEN HIGHWAY

May 14, 2025

The Honorable David Merchant  
 Mayor of Sumter  
 PO Box 1449  
 21. N. Main Street  
 Sumter, SC 29151-1449

Secretary Scott Turner is committed to improving housing opportunities, reducing regulations to lower housing cost, and expanding housing supply for hardworking Americans. The nationwide shortage of rental and owner-occupied properties and the current rate of construction has not kept pace with the demand. This lack of adequate housing supply leads to higher prices for renters and homebuyers alike, forcing some into homelessness and preventing countless Americans from becoming homeowners. Across the country, partnerships between public and private sectors are providing millions of Americans an opportunity to get ahead. HUD is determined to continue its collaboration with you so programs are responsibly utilized and can spark additional leveraging and partnerships to address the nation's housing crisis.

As authorized by the Consolidated Appropriations Act (Public Law 119-4) on March 15, 2025, I am honored and excited to announce that your jurisdiction is receiving the following fiscal year 2025 allocations for the identified programs:

- (Community Development Block Grant (CDBG)) - \$333,753.00
- HOME Investment Partnerships (HOME) - \$0.00
- Emergency Solutions Grants (ESG) - \$0.00
- Housing Opportunities for Persons W/ HIV/AIDS (HOPWA) - \$0.00
- Housing Trust Fund (HTF) - \$0.00
- Recovery Housing Program (RHP) - \$0.00

In addition, your jurisdiction's CDBG allocation for this year provides you with \$1,533,775.00 in available Section 108 loan guarantee borrowing authority. Section 108 permits you to borrow up to five times of your current CDBG allocation. This loan allows jurisdictions to maximize access to low-interest capital, and provide long-term financing to invest in Opportunity Zones, or further address gap financing for big projects that you envision for your community.

Claudette Fernandez  
General Deputy Assistant Secretary  
for Community Planning and Development



Sincerely,

As you are finalizing your Annual Action Plans or Consolidated Plans that are due for submission to our office by August 16, 2025, please be reminded that it is important to align with executive orders and applicable laws. If you or any member of your staff have questions, please do not hesitate to contact your local HUD Field Office in Columbia or CPDGDAS@hnd.gov. Thank you for your interest in CPD programs and for ensuring that these dollars are responsibly achieving outcomes as intended by law. When people have a safe and stable place to call home, they can focus on contributing to the economy and be productive members of their respective communities.

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

### 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.

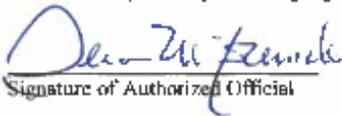
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

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-LLL, "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.

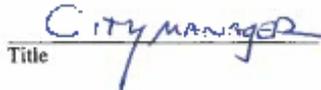
**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**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. 1701n) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

4/26/2025  
Date

  
Title

### Special CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) 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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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.
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2025 (a period specified by the grantee consisting 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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.

## 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) 2025 [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.

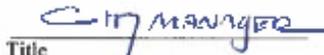
**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**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

  
Date

  
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.

*Devin W. Funch*  
Signature of Authorized Official

6/26/2025  
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

6/26/2025  
Date

CITY manager  
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.

  
Signature of Authorized Official

6/26/2025  
Date

CITY MANAGER  
Title

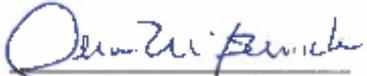
**Housing Opportunities for Persons With AIDS Certifications**

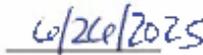
The HOPWA grantee certifies that:

**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.

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>		
<b>* 3. Date Received:</b> <input type="text"/>		
<b>4. Applicant Identifier:</b> Sumter, C. 000- 0000, 62500450011		
<b>5a. Federal Entity Identifier:</b> 57-600216		<b>5b. Federal Award Identifier:</b> <input type="text"/>
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>		<b>7. State Application Identifier:</b> <input type="text"/>
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> <input type="text"/> City of Sumter		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 57-600216		<b>* c. UEI:</b> 061229570185
<b>d. Address:</b>		
<b>* Street 1:</b> <input type="text"/> 21 North Main Street		
<b>* Street 2:</b> <input type="text"/>		
<b>* City:</b> <input type="text"/> Sumter		
<b>* County/Parish:</b> <input type="text"/> Sumter		
<b>* State:</b> <input type="text"/> SC: South Carolina		
<b>* Province:</b> <input type="text"/>		
<b>* Country:</b> <input type="text"/> USA: UNITED STATES		
<b>* Zip / Postal Code:</b> <input type="text"/> 29150-3945		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> <input type="text"/> Community Development		<b>Division Name:</b> <input type="text"/>
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>* First Name:</b> <input type="text"/> Catherine		
<b>* Last Name:</b> <input type="text"/> Rainey		
<b>* Title:</b> <input type="text"/> Director		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> <input type="text"/> 803-774-1649		<b>* Fax Number:</b> <input type="text"/> 803-774-1685
<b>* Email:</b> <input type="text"/> catherine.rainey@sc.gov		

Application for Federal Assistance SF-424	
<p>* 8. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="United States Department of Housing &amp; Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-218"/> <p>CFDA Title</p> <input type="text"/>	
<p>* 12. Funding Opportunity Number:</p> <input style="background-color: yellow;" type="text"/> <p>* Title</p> <input style="background-color: yellow;" type="text"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <span>Add Attachment</span> <span>Delete Attachment</span> <span>View Attachment</span> </div>	
<p>* 15. Describe the Title of Applicant's Project:</p> <input type="text" value="Community Development Block Grant"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <span>Add Attachments</span> <span>Delete Attachments</span> <span>View Attachments</span> </div>	

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant:  \* b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:  \* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="335,755.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="335,755.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes  No

If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

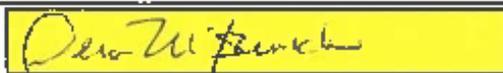
\* Last Name:

Bufile:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.38.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: (Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature):

\*Authorized Representative Name:

Daren L. McCann

\*Title: City Manager

\*Applicant/Recipient Organization:

City of Sumter, SC

1. I have the legal authority to apply for Federal assistance, has the institutional managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and execute the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 36 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, when the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.108 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. 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) and implementing regulations at 48 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian Tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1016, 1012, 1014; 21 U.S.C. § 3229, 3202; 24 CFR § 28.10(b)(1)(ii)).

\* Signature: 

\* Date (mm/dd/yyyy): 7/10/2025

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. Do not send completed HUD 424-B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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Form HUD 424-B (1/27/2023)

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> neighborhood planning study for Maplebrook
	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
2	<b>Data Source Name</b> US Census 2010
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau, please see appendice to ConPlan
	<b>Provide a brief summary of the data set.</b> The data 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%. It also shows a disparity of household income in these Census tracts compared to the rest of the City.
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>

	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
<b>3</b>	<p><b>Data Source Name</b> Sumter City and County Comprehensive Plan 2030</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> The Sumter City and County Planning Office compile this data on an as needed basis but normally every ten years. In the Consolidated Plan I used the Housing Portion which I will attach here</p>
	<p><b>Provide a brief summary of the data set.</b> The data Set give you a breakdown of the Housing Situation in Sumter County. Data Can be reviewed at the following url: <a href="http://www.sumtersc.gov/comprehensive-plan.aspx">http://www.sumtersc.gov/comprehensive-plan.aspx</a></p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete but ongoing</p>
<b>4</b>	<p><b>Data Source Name</b> Statistical Abstract of South Carolina</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> State of South Carolina. The url for this data is at: <a href="http://www.sciway.net/statistics/">http://www.sciway.net/statistics/</a></p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>The Data set consists of data from several sources including the US Census 2010, Department of Labor, and local municipality inputs.</p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>