

SC Stay Plus Advisory Panel

SC Housing, 300-C Outlet Pointe Blvd., Columbia, SC 29210

The Advisory Panel of the Emergency Rental Assistance Program (SC Stay Plus) convened a meeting on Friday, August 13, 2021, at approximately 11:00 a.m., at 300-C Outlet Pointe Boulevard, Columbia, South Carolina.

The following advisory panel members were present at the meeting: Bernie Mazyck, SC Association for Community Economic Development (SCACED); David Hudspeth, York County Manager; Amy Marshall, SC Office of Regulatory Staff; Brian Gaines, Executive Budget Office and Chris Koon, SC Electric Cooperatives.

The following staff from SC Housing were present at the meeting: Bonita Shropshire, Tracey Easton, Ellen Eudy, Mike Ujcich, Lisa Wilkerson, Renaye Long, Carl Bowen, Bryan Grady and Sarah Shinsky. The following staff from Guidehouse were present at the meeting: Jagadish Prakash, Liz Hiddemen, Mike Tosh, Ryan Mullen, Vinod Ramachandran, Kajal Patel, Malcolm Clark and Nathan Paufve, Soozie Tucker with Nan McKay was also in attendance.

Guidehouse staff called the meeting to order and recognized the following guests from the public in attendance: Norah Rogers, Nelson Mullins; and Krystal Reid Heath, Capitol Consulting Strategies.

Guidehouse staff shared an executive summary update of the program activities, giving a brief overview of the document to include: 2,931 completed applications received; approximately \$8.5M in funds disbursed; approximately \$10.4M funds obligated; \$35.3M funds requested; approximately \$19.3M in provisional denials and an overview of the application status.

SC Housing staff gave a report on communications and the work that has been ongoing in getting “boots on the ground”, in-person assistance for applicants submitting applications. Ms. Shropshire informed the panel that she and John Tyler, Director of Housing Initiatives and Innovation, had attended a Town Hall Meeting hosted by Rep. Jerry Govan in Orangeburg County. The event was well attended and they were able to provide information and answer questions on the SC Stay Plus Program.

Guidehouse staff continued the overview of the executive summary reporting on team process in the past week and upcoming activities with the program.

The next Advisory Panel Meeting is scheduled for September 10, 2021, at 11:00 a.m.

I Agenda – Monthly Advisory Panel Meeting Report

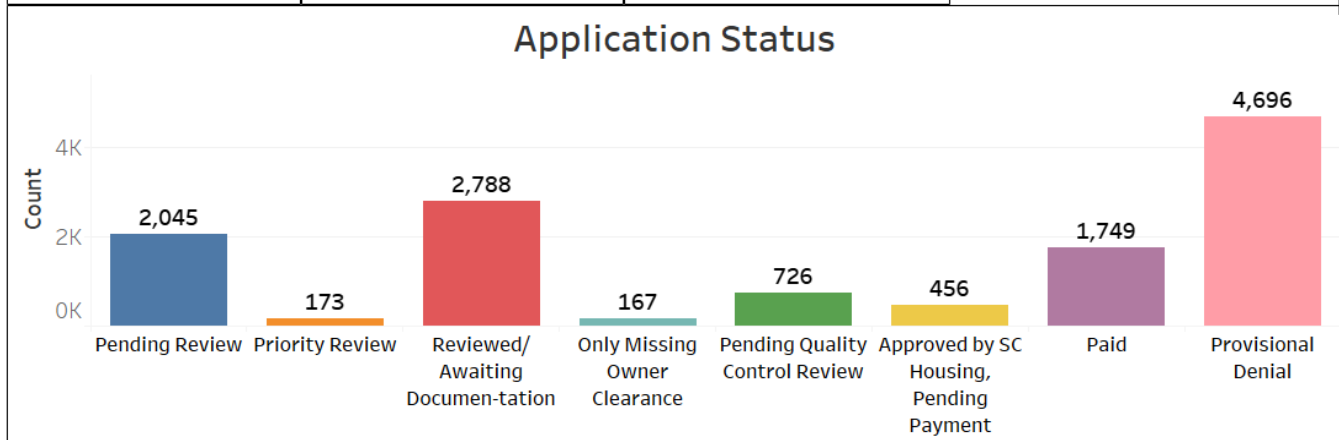
Friday, 8/13/2021

Executive Summary

As of August 12th at 8:30 pm EDT

<p>Complete Applications</p> <h1 style="font-size: 2em;">2,931</h1> <p><i>*Includes Pending Quality Control Review, Pending Payment Processing, and Paid*</i></p>			
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<p>Funds Disbursed</p> <h2 style="font-size: 1.5em;">\$8,461,620.36</h2> <p>Rental: \$7,656,162.14 Utilities: \$397,354.37 Other: \$408,103.85</p>	<p>Funds Obligated</p> <h2 style="font-size: 1.5em;">\$10,428,313.11</h2> <p>Rental: \$9,534,759.57 Utilities: \$436,968.54 Other: \$456,585.00</p>	<p>Funds Requested</p> <h2 style="font-size: 1.5em;">\$35,324,848.42</h2> <p>Rental: \$30,932,891.00 Utilities: \$2,495,984.42 Other: \$1,895,973.00 <i>*Excluding Pending Denial*</i></p>	<p>Amount in Provisional Denial</p> <h2 style="font-size: 1.5em;">\$19,306,484.80</h2> <p>Rental: \$16,982,745.00 Utilities: \$1,324,334.80 Other: \$999,405.00 <i>*Includes Ineligible Households, Over Income, No Documentation, etc.*</i></p>
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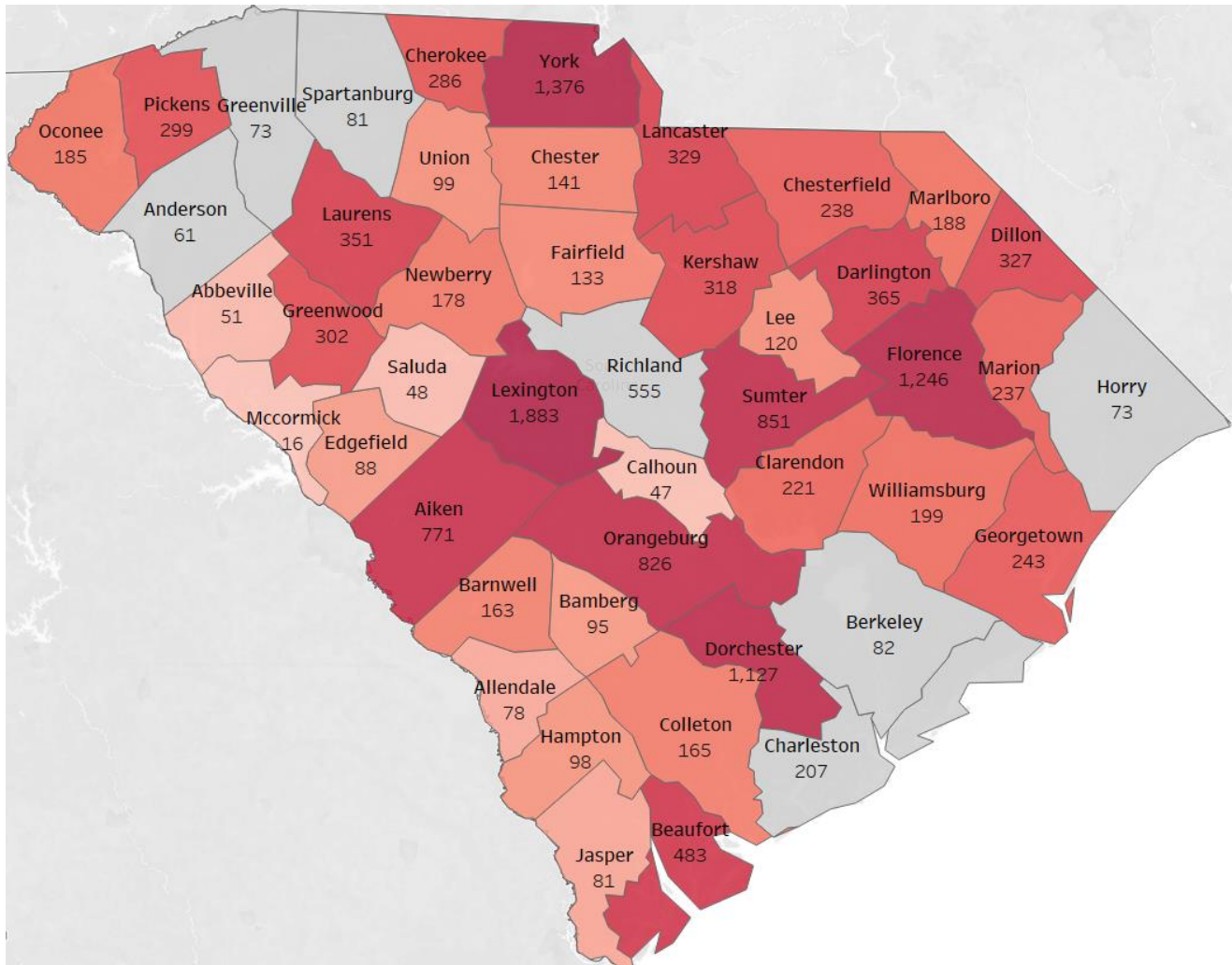


- Pending Review – Applications that have been received and are awaiting review
- Priority Review – Applications are determined Priority Review and fast-tracked through the application process if the applicant is very low income (<50% AMI), has been on unemployment for longer than 90 days, or has attached a Writ of Ejectment from a Magistrate Court
- Reviewed/Awaiting Documentation – Applications that have completed the review process but have been missing applicant documentation <14 days
- Only Missing Owner Clearance – Applications that have completed the review process and have all necessary applicant documentation, but are missing landlord/owner documentation
- Pending Quality Control Review – Applications that have all documentation and are awaiting a final round of Quality Control review
- Provisional Denial – Applications that have been missing documentation for over 14 days; applicants have an additional 30 days to provide documentation before denial is completed
- Approved by SC Housing, Pending Payment – Applications that have been approved and are ready to be paid
- Paid – Applications that have been paid

*Not presented here: 2,598 applications from excluded counties or duplicates
 ** 15,398 total applications received, including 2,598 ineligible applications



Applications Received by County



Team Progress (since 8/6)

- Application Review and Determination:
 - Incorporated SC Housing’s new guidance on documentation changes to review team structure and processes, including:
 - Conducting GIACT identity checks on applicants, if we have been unable to collect identification documentation in any other way
 - Validating income for applicants from low-income counties, if we have been unable to collect income documentation in any other way
 - Allowing applicants to self-attest their lease and ledger (arrears) data, if we have been unable to collect lease/ledger data in any other way
 - Accelerated review and determination for applicants who were missing owner information, as well as direct to tenant payments
 - Will have sent payments for **1,199** applicants this week, amounting to **\$5.412M**
- Program Design
 - Updated admin plan with the documentation changes utilized for application reviews
- Communications:



State of South Carolina – SC Stay Plus Program

- Identified several areas for on-the-ground support and county administrators and planned support strategy. Confirmed at Lancaster, Pickens, and Beaufort county libraries.
- Presented to SC Legal Services about the program, how to apply, and changes to the program to reduce barriers to apply. This was also recorded and distributed to those not in attendance.
- Continued to provide programmatic and eviction moratorium extension updates to the media and assisted SC Housing communications with several interviews outlining the status of the program.
- Call center remained open last weekend (August 7-8) to support applicants at risk of eviction.
- Conversations with governor’s office and treasury department representatives
- Monitoring and Compliance:
 - Periodic updates of review checklist to align with program design updates
 - Continued review of payments to verify no duplicate checks are being issued for rental, utilities, and other payments

Upcoming Activities

- Program Design:
 - Continue making program design changes as needed (e.g., further categorical eligibility for income)
- Payment:
 - Continue to send out more payments, including direct tenant and utility payments
 - Ongoing work with Duke Energy to develop pilot program for direct pay of utility arrears
- Communications:
 - On the ground application support will begin next week on Monday (August 16th) with an in-person clinic at the Lancaster, Pickens, and Beaufort County libraries. Staff will be on-site Monday-Friday and will start with 2-3 staff on site and will adjust as needed.
 - More locations will be identified, and further sites should be opening within the next few weeks/by end of month.
 - In-person marketing: continue emphasis regarding improvements to the application process (such as a streamlined income verification, three months prospective rent, state-wide in-person support, and an overall reduction of requirements for applying).
- Application Review and Determination
 - Continue application reviews; identify and escalate challenges to SC Housing as needed

Upcoming Meeting Schedule

Meeting subject	SC Stakeholders	Meeting Date
Monthly Advisory Panel public meeting	Advisory Panel and members of the public	Friday 9/10