

Lexington County, South Carolina



“REBOUNDS” Program

REBuilding Our Neighborhoods after Disaster

Community Development Block Grant Disaster Recovery



Agenda for September 7, 2017 Meeting

- Introduce REBOUND’s team members
- Provide program contact information
- Discuss general program information and steps in the general process of buyout
- Homeowner questions for team members
- Dissemination of homeowner documentation present at meeting

REBOUNDS Team Member Introduction

- Charles Garren, Lexington County Director of Community Development
- Lauren Dozier, Tetra Tech
- Michela Schildts, Tetra Tech
- Ryan Wingard, County Attorney, Davis-Frawley Law Firm
- Pat Phillips, Civitas LLC
- Erich Chatham, Civitas LLC
- Jimmy Ardis, Civitas LLC

REBOUND Program Phone Number and Email Address



Program hotline number: 803-451-3168

Program email address: REBOUND@lex-co.com

Eligibility for the Program

- To be considered eligible, the property must fit the following criteria:
 1. Residential
 2. Located in Lexington County
 3. Located in one of four target neighborhoods:
 1. Challedon
 2. Pineglenn
 3. Coldstream
 4. Whitehall



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Award Determination and Ownership

- The program must purchase properties dependent on their ownership at the time of the October 2015 flooding event
 - If the applicant owned the structure during the disaster, the property will be purchased at the pre-disaster fair market value of the land and structure
 - If the applicant purchased the property after the October 2015 flooding event, the applicant will be offered current market value.



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Replacement Housing Award Determination

- County will ensure that the assistance and protections afforded to persons or entities under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and Section 104d of the Housing and Community Development Act of 1974 are followed when applicable
- Since the acquisitions are voluntary, applicants are not eligible for assistance under the URA
- Displaced tenants may qualify for relocation assistance

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Steps in the Buyout Process

- Homeowners submit all documentation required to confirm applicant eligibility
- Duplication of benefits review and submission
- Environmental reviews and testing
- Property valuation /determination of compensation
- Property closing /title search review
- Demolition and site restoration

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Collect Homeowner Documentation and Confirm Eligibility



- Staff members will be providing homeowners with a list of documentation still needed in order to confirm eligibility for the REBOUND buyout program
- Once completed, please submit the documentation to the program promptly and staff will notify you of final eligibility for the REBOUND buyout program
- The program anticipates that this process will take approximately 30 days
- Once approved for the program, the buyout process will be initiated
- Applicants can withdraw from the program up until closing.

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REBOUND Program Incentives



- All buy-out participants will receive \$15,000 housing incentive at time of sale
- Those with household incomes above 80% Area Median Income, that purchase a home in Lexington, will be eligible for \$10,000 housing purchase incentive - to be provided once they prove purchase has been completed
- Those with household incomes at or below 80% Area Median Income, that purchase a home in Lexington County, will be eligible for \$20,000 housing purchase incentive - to be provided once they prove purchase has been completed

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Duplication of Benefits Information

- Homeowners should provide the program team:
 - All National Flood Insurance Program (NFIP) documentation, any applicable receipts
 - All Small Business Assistance (SBA) documentation, any applicable receipts
 - FEMA Individual Assistance documentation, any applicable receipts
 - Charitable and non-profit organization donations and/or volunteer assistance



Environmental Review and Lead/Asbestos Testing

- As a requirement of the buyout process, environmental reviews must be completed for each property
 - Include consultation with statutory and other agencies to identify and evaluate historic properties, assess the effects of the project on properties listed or eligible for National Historic Registry
 - Environmental/Asbestos testing will be done on each property



Property Price Determination

- Lexington County REBOUND program will use the tax assessor's pre-storm fair market value determination as the offer (less DOB) - home owners can appeal that decision if they are unsatisfied.
- Appeals include the review of any appraisals that have been completed, final decisions will be made by the Lexington County CDBG- DR Administrator, who will officially confirm purchase price.

Closing Process

- County Attorney's office notifies lien holder(s) of intent to demolish, and schedules closing/sale of property
- Final steps before closing:
 - Personal property must be removed
 - Homeowner must sign document stating that all personal property has been removed
 - Tetra Tech to perform final inspection to confirm vacancy
- Closing Process
 - Contract is signed to buy the property
 - Seller information is sent out
 - Title Search is performed
 - Once clear title can be obtained then closing date can be set
 - Closing attorney will send payoffs and provide a check for any proceeds

Demolition Process

- Lexington County will complete building inspection, public health inspection, fire inspection
- Lexington County will verify personal property removal, if any
- Allows for charitable organizations to “salvage” applicable items
- County assigns demolition contractor to property, any applicable asbestos/lead is handled appropriately and the structure is demolished



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Timeline Once Eligibility is Confirmed

- Complete duplication of benefits and environmental reviews -- Approximately → 30 days
- Determination of compensation → 60 days
- Schedule closings → 90 days

Properties will be staggered in various stages throughout the process, so some completion dates may be earlier/later depending on each structures particular case management

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Questions?

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