

**County of Lexington, South Carolina
Community Development Department
2008-09
Annual Action Plan**



PROGRAM YEAR 2008
JULY 1, 2008 – JUNE 30, 2009

Staff

RONALD T. SCOTT

Community Development Director (803) 785-8121

GEORGE BISTANY

Community Development Administrator..... (803) 785-8121

JASON BOOZER

Community Development Technician..... (803) 785-8121

**County of Lexington
Community Development Department
212 South Lake Drive – Suite 401
Lexington, South Carolina 29072
Phone: (803) 785-8121
Fax: (803) 785-8188**

www.lex-co.com/Departments/CommunityDevelopment/Index.html

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Introduction

Lexington County has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000. As of July 1, 2008 the County is a new Participating Jurisdiction (PJ) in the HOME Investment Partnerships Program. These programs are sponsored by the United States Department of Housing and Urban Development (HUD) through an annual federal budget allocation.

Community Development Block Grant (CDBG) Program

The primary objective of the CDBG Program is to develop sustainable communities through improved housing, living, and economic conditions. Activities under this program must predominately benefit persons of low- and moderate-income (LMI defined by HUD as household income that is less than 80% of the area median income), must meet one of three national objectives, and must be eligible under the CDBG requirements.

The National Objectives for the CDBG Program are to:

- Benefit LMI persons
- Aid in the prevention or elimination of slums or blight
- Meet an urgent need

Lexington County's participation is through the Urban County Entitlement portion of this block grant. The County became eligible for this entitlement when its population exceeded 200,000 in the unincorporated areas. The County receives funds directly from HUD each year, based on Congressional apportionment.

HOME Investment Partnerships (HOME) Program

The primary objective of the HOME Investment Partnerships (HOME) Program is to create affordable housing for LMI households. HOME provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

As part of HOME Program implementation, the County receives funds under the American Dream Downpayment Initiative. The objective of the American Dream Downpayment Initiative (ADDI) is to increase the homeownership rate, especially among lower income and minority households, and to revitalize and stabilize communities. The Program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase.

Annual Action Plan

In accordance with HUD guidelines, the Annual Action Plan is developed each year to identify specific activities that address priorities and goals established in the Consolidated Plan.

In developing the Annual Action Plan, the County reviews the Consolidated Plan, seeks public input, and conducts formal or informal needs assessments to determine whether the direction set in the Consolidated Plan is still pertinent and whether additional needs have surfaced that may be met through the CDBG and HOME programs.

Broad priorities for the County's CDBG and HOME programs are described in the Consolidated Plan. They are:

- Priority Need 1: Ensure adequate and dependable public facilities are available to provide for basic and essential needs and service.
- Priority Need 2: Ensure adequate and safe infrastructure to meet basic needs of residents.
- Priority Need 3: Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish strategies for implementation.
- Priority Need 4: Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
- Priority Need 5: Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons.
- Priority Need 6: Provide and/or support adequate, safe and affordable housing.
- Priority Need 7: Provide mechanisms and forums for collaboration, coordination, and community capacity building.
- Priority Need 8: Support programs that provide housing and services for homeless populations.

Citizen Participation

Opportunities for citizen participation were present throughout the development of the Annual Action Plan. The following meetings were open to the public and included discussions of the **County's housing and community** development needs and activities to be undertaken described in the Plan.

- 8/30/07 CAPER and Annual Needs Assessment Public Hearing
- 12/16/07 CDBG Advisory Committee Meeting – CDBG Program
- 2/12/08 Lexington County Council Planning/Administration Committee Meeting
 Lexington County Council Meeting
 CDBG Program

- 2/25/08 CDBG Advisory Committee Meeting – HOME Program
- 3/25/08 Lexington County Council Planning/Administration Committee Meeting
Lexington County Council Meeting
HOME Program

A notice of availability and public hearing for the 2008-09 Action Plan was published on April 3, 2008 in *The State newspaper*. **This notice was published in the "Neighbors" section in all three Lexington County zones.** The first public hearing was held on April 16, 2008, at 10:00 a.m. at the South Region Service Center Community Room in Pelion, SC. The second public hearing was also held on April 16, 2008, at 2:00 p.m. at the Lexington County Administration Building in Lexington, SC. The thirty-day comment period began April 4, 2008 and ended May 3, 2008.

Resources

FEDERAL RESOURCES

CDBG and HOME funds are the only formula entitlement grant funds that Lexington County receives directly from HUD. Lexington County CDBG funds are not being used to meet local match requirements for any other HUD programs. Projects identified in this Action Plan will be **funded from the County's 2008** CDBG allocation of \$1,418,214, uncommitted CDBG funds from previous years, HOME allocation of \$750,000, and ADDI allocation of \$5,090. No program income is anticipated for CDBG. However, as the County establishes various HOME-related programs, there may be opportunities for program income. When feasible, the County will provide in-kind services, funds for operating costs, funds for furnishings and equipment, other available funds, or real property to carry out the activities identified in this plan.

CDBG ADMINISTRATION AND PROJECTS

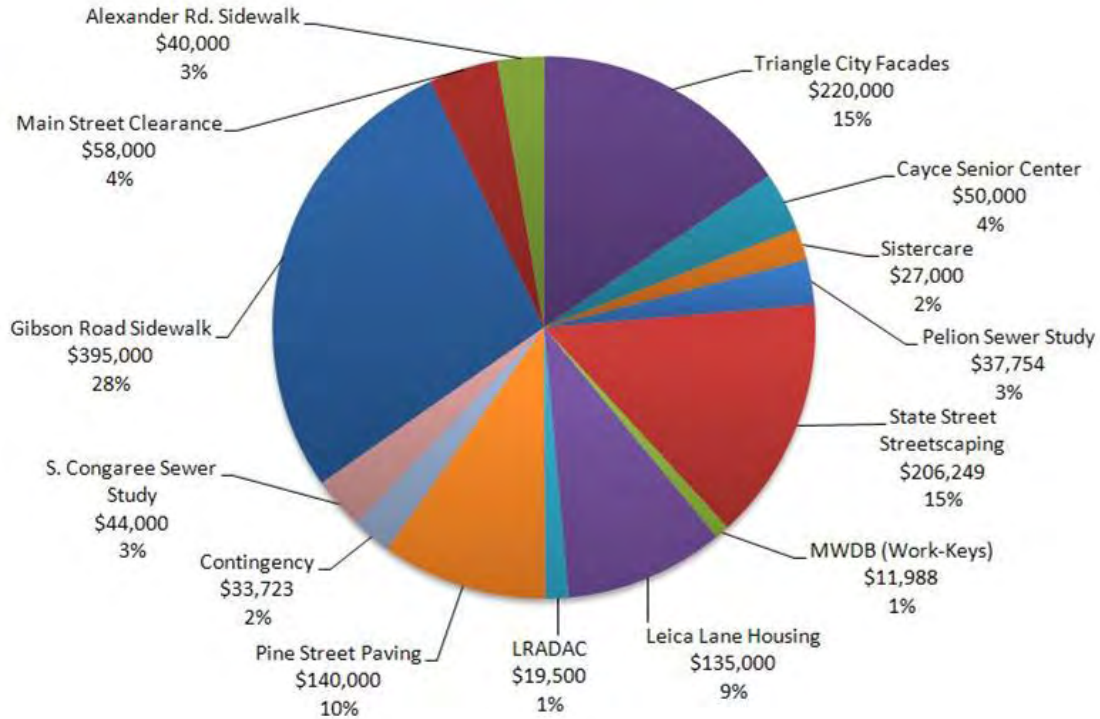
The CDBG Program regulations limit the amount of grant expenditure for planning costs and administration of the Program to 20% of the annual grant. Based on the 2008 award amount, the County is limited to no more than 20% (\$283,642) of \$1,418,214 for planning costs and administration. The County has budgeted \$81,754, or approximately 6%, of the 2008 grant award for planning costs. Funds for Administration will also be provided through unexpended funds from previous grant awards.

The CDBG Program regulations also limit the amount of expenditure for public service activities. In accordance with these limitations, Lexington County does not allocate more than 15% of the annual grant amount for public service activities during a program year. Based on the 2008 award amount, the County is limited to no more than 15% of \$1,418,214 or \$212,732 for these activities. The County has budgeted \$58,488 or 4% of the grant amount for Public Service Activities. The County has budgeted approximately 2% or \$33,723 of the 2008 grant award for contingency to cover potential cost overruns in the activities described in this Plan. If these funds are awarded for any other activities, the appropriate citizen participation and amendment **processes described in the County's Citizen Participation Plan will be undertaken.**

CDBG PROGRAM YEAR 2008 FUNDING SOURCES	
CDBG	\$1,418,214
CDBG – Prior Years (estimated)	\$293,522
TOTAL:	\$1,711,736

2007-08 CDBG PROJECTS			
Activities	Total Funds Allocated	2008 Program Funds	Previous Years Funds
Infrastructure & Other Public Facilities			
Gibson Road Sidewalk	\$395,000	\$395,000	
State Street Streetscaping Phase III	\$206,249	\$206,249	
Pine Street Paving	\$140,000	\$140,000	
Cayce Senior Center Feasibility	\$50,000	\$50,000	
Alexander Road Sidewalk Phase II	\$40,000	\$40,000	
Planning			
Pelion Area Sewer Study	\$75,000	\$37,754	\$37,246
South Congaree Sewer Study	\$44,000	\$44,000	
Lexington County Needs Analysis	\$30,000		\$30,000
Public Services			
Sistercare Pick-Up Truck and Trailer	\$27,000	\$27,000	
Women’s Community Residence Van	\$19,500	\$19,500	
Lexington Economic Advancement Project	\$11,988	\$11,988	
Neighborhood Revitalization			
Triangle City Façade Improvements	\$220,000	\$220,000	
Main Street Property Clearance	\$58,000	\$58,000	
Affordable Housing			
Leica Lane Affordable Housing	\$135,000	\$135,000	
Administration			
CDBG Program Administration	\$226,276		\$226,276
Contingency			
2008 Program Contingency	\$33,723	\$33,723	
TOTAL:	\$1,711,736	\$1,418,214	\$293,522

2008-09 CDBG DISTRIBUTION AWARD: \$1,418,214



2008-09 CDBG Projects	2008 Funds
Gibson Road Sidewalk	\$395,000
Triangle City Façade Improvements	\$220,000
State Street Streetscaping Phase III	\$206,249
Pine Street Paving	\$140,000
Leica Lane Affordable Housing	\$135,000
Main Street Property Clearance	\$58,000
Cayce Senior Center Feasibility	\$50,000
South Congaree Sewer Study	\$44,000
Alexander Road Sidewalk Phase II	\$40,000
Pelion Area Sewer Study	\$37,754
Program Contingency	\$33,723
Sistercare Pick-Up Truck and Trailer	\$27,000
Women's Community Residence Van	\$19,500
Lexington Economic Advancement Project	\$11,988
TOTAL:	\$1,418,214
NOTE: \$30,000 WILL ALSO BE ALLOCATED TO THE LEXINGTON COUNTY NEEDS ANALYSIS USING UNEXPENDED CDBG FUNDS	

HOME ADMINISTRATION AND PROJECTS

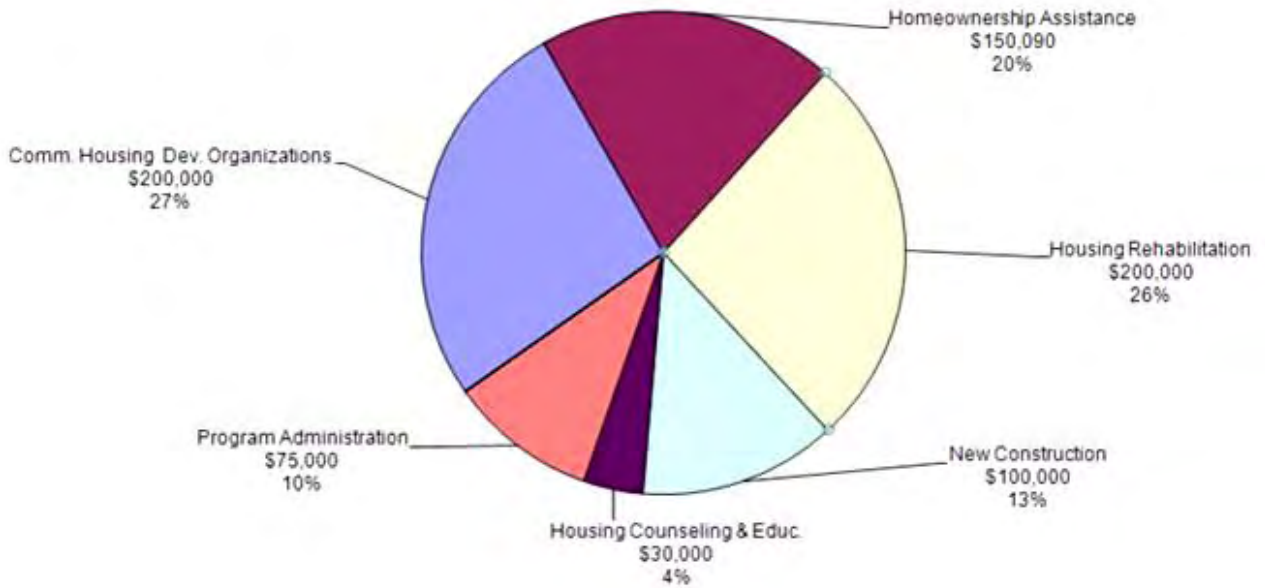
HOME Program regulations limit the amount of grant expenditure for planning costs and administration of the Program to 10%. Based on the 2008 award amount, the County is limited to no more than 10% (\$75,000) of \$750,000 or for planning costs and administration. The County has budgeted \$75,000, or approximately 10%, of the 2008 grant award for planning costs and administration. Additional funds for administrative costs to implement the HOME Program will be provided through the County's general fund.

As the County of Lexington enters the development stages of its HOME Program, criteria will be established to certify Community Housing Development Organizations (CHDO) to assist the County in accomplishing the goals and objectives of the HOME Program. Staff will actively seek and meet with non-profit organizations which serve the County area, and which already have CHDO designation with the State Housing Finance and Development Authority. Staff will also meet with organizations desiring to become certified as a CHDO.

HOME PROGRAM YEAR 2008 FUNDING SOURCES	
HOME	\$750,000
ADDI	\$5,090
TOTAL:	\$755,090

2007-08 HOME PROJECTS			
Activities	Total Funds Allocated	2008 Program Funds	Previous Years Funds
Affordable Housing			
Community Housing Development Organizations	\$200,000	\$200,000	
Homeownership Assistance Program	\$150,090	\$150,090	
Housing Rehabilitation Program	\$200,000	\$200,000	
New Construction	\$100,000	\$100,000	
Housing Counseling and Education	\$30,000	\$30,000	
Match			
Leica Lane Housing Project (Habitat for Humanity)	\$538,000	\$538,000	
New Construction Project (Habitat for Humanity)	\$217,500	\$217,500	
Administration			
HOME Program Administration (10% of grant)	\$75,000	\$75,000	
Home Program Administration (County gen. fund)	\$13,993	\$13,993	
TOTAL:	\$1,524,583	\$1,524,583	

2008-09 HOME/ADDI DISTRIBUTION AWARD: \$755,090



2008-09 HOME/ADDI Allocation Projects	2008 Funds
Community Housing Development Organizations	\$200,000
Homeownership Assistance Program	\$150,090
Housing Rehabilitation Program	\$200,000
New Construction	\$100,000
Housing Counseling and Education	\$30,000
HOME Program Administration (10% of grant)	\$75,000
TOTAL:	\$755,090

OTHER RESOURCES

CDBG Sub-Recipients

- **Habitat for Humanity \$710,000** – Habitat for Humanity is contributing \$710,000 toward the Leica Lane Affordable Housing project funded through the CDBG Program. This contribution will be in the form of recycled mortgage payments, church and corporate sponsors, State housing grants, and other Habitat resources. Since this affordable housing project is also HOME Program eligible, the additional funding will be counted as required “match” funding for the County’s HOME Program. Of the \$710,000 in additional non-federal funding, approximately \$538,000 will be counted toward meeting match requirements for the HOME Program. The sub-recipient agreement with Habitat for Humanity will require documentation of the non-federal funding for match.
- **Midlands Workforce Development Board (Central Midlands Council of Governments) \$76,506** – The Midlands Workforce Development Board is contributing \$76,506 in Workforce Investment Act funds toward the Lexington Economic Advancement Project (LEAP) funded through the CDBG Program.
- **City of Cayce \$206,249** – The City of Cayce is contributing grant funds from the South Carolina Department of Transportation (SCDOT) and funds from the City’s Tax Increment Fund for the streetscaping project funded through the CDBG Program. The funds equal approximately \$206,249.
- **City of West Columbia \$22,000** – The City of West Columbia is contributing \$22,000 from property owners toward the Triangle City Façade Improvements Project funded through the CDBG Program.
- **City of West Columbia \$36,760** – The City of West Columbia is contributing \$36,760 from SCDOT grants toward the Alexander Road Sidewalk Project funded through the CDBG Program.

A number of other resources, including private, non-profit, local, state and federal programs, can be used to address housing, community development, and special needs. Approximately sixty-nine organizations provide services on a statewide or regional basis for non-homeless, special needs populations, including the elderly, low-income families, persons with mental and physical disabilities, and persons with AIDS/HIV. These organizations provide advocacy, direct assistance, funding, information, or referrals for those populations.

The majority of funding for housing and community development programs in Lexington County originates from federal sources. Some programs including CDBG, HOME, Low Income Housing Tax Credits (LIHTCs), Section 8 rental assistance programs, and Low Income Home Energy Assistance (LIHEAP), are allocated based on formulas. Other programs are available only on a demonstration basis or through a competitive process on a national or regional level. These sources of funds are more difficult to obtain and less secure as a long-term funding source.

HOME MATCH REQUIREMENTS

Match requirements for the County’s HOME Program for FY 2008-09 will be met through the additional non-federal funding provided for the Habitat for Humanity Project on Leica Lane, which is partly funded through the CDBG Program. All of the additional non-federal funding for

the Leica Lane Project, excluding the State Housing Trust Fund grant, will be counted toward meeting match requirements for the HOME Program (approximately \$538,000 of match). The sub-recipient agreement with Habitat for Humanity for the Leica Lane Project will require documentation of the additional funding for match.

Match requirements for HOME will also be met through the Habitat for Humanity New Construction Project funded through the HOME Program. All of the additional non-federal funding, excluding the State Housing Trust Fund grant, will be counted toward meeting match requirements for the HOME Program (approximately \$217,500 of match). The sub-recipient agreement with Habitat for Humanity for the New Construction Project will require documentation of the additional funding for match.

We anticipate an estimated total of \$755,500 in match funding for the program year. Funding has also been set aside in the County's general fund to be used, if needed, for HOME Program match requirements. According to the guidelines of the HOME Program, match funding occurring during the program year will be carried forward to meet match requirements in future program years.

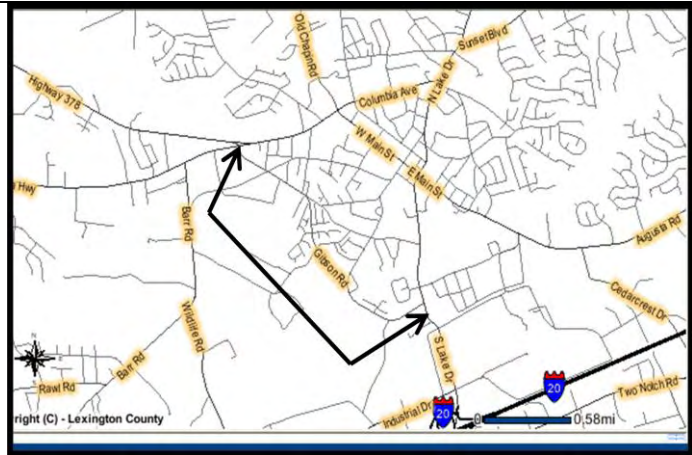
Activities to be Undertaken

INFRASTRUCTURE AND OTHER PUBLIC FACILITIES

GIBSON ROAD SIDEWALK TOWN OF LEXINGTON

Description

CDBG funds will construct a sidewalk in the Town of Lexington along the eastbound lane of Gibson Road from Augusta Highway (US 1) at Ben Satcher Ford to South Lake Drive (Highway 6). The sidewalk will provide LMI households with adequate and dependable facilities where none are currently present.

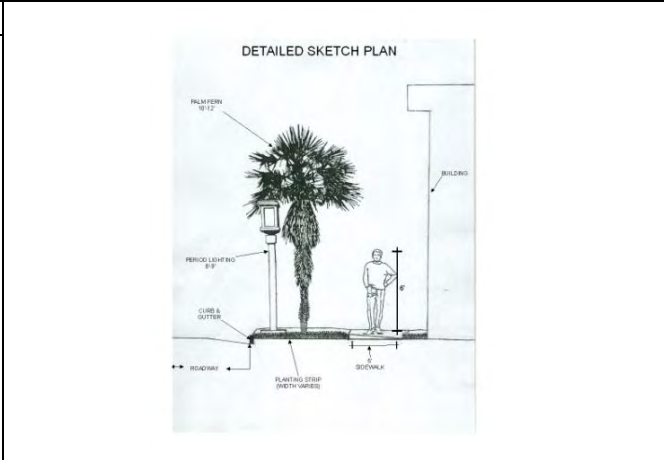


Eligibility Citation:	570.201 (c)	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2008:	\$395,000
HUD Matrix Code:	03L– Sidewalks		
Location:	Gibson Road between US 1 and South Lake Drive	TOTAL:	\$395,000
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Objective:	Suitable Living Environment		
Outcome(s):	<ul style="list-style-type: none"> ● Availability/Accessibility ● Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> ● Enhance Suitable Living Environment through Improved Accessibility ● Enhance Suitable Living Environment through Improved or New Sustainability 		
Beneficiaries:	This project will serve Census Tract 021013, Block Group 2. The total population of this area is 1,373 with 61.59% LMI.		Completion Date:
Administered by:			Central Midlands Council of Governments

STATE STREET STREETSCLAPING PHASE III

CITY OF CAYCE

Description
 This project in the City of Cayce is part of a larger streetscaping effort for State Street, which began in 2001. This phase of the project will include replacing substandard sidewalks/curb/gutter, installing landscaping and lighting, and upgrading the substandard water main along State Street from Poplar Street to Michaelmas Avenue.

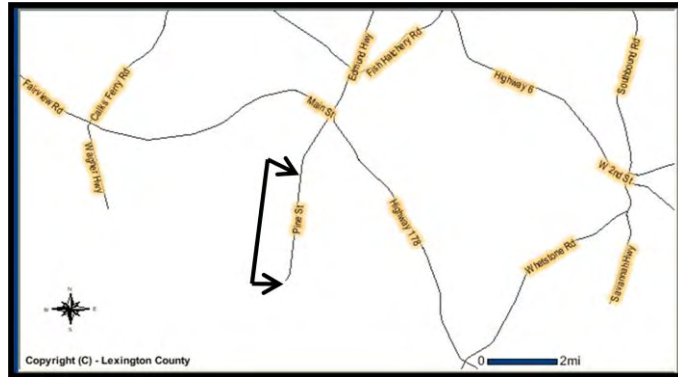


Eligibility Citation:	570.201 (c)	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2008:	\$206,249
HUD Matrix Code:	03K – Street Improvements	City of Cayce	\$206,249
Location:	State Street from Poplar Street to Michaelmas Avenue in the City of Cayce.	TOTAL:	\$412,498
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Objective:	Suitable Living Environment		
Outcome(s):	<ul style="list-style-type: none"> • Availability/Accessibility • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility • Enhance Suitable Living Environment through Improved or New Sustainability 		
Beneficiaries:	This project will serve Census Tract 020201, Block Groups 1. The total population of this area is 579 with 57.9% LMI.		Completion Date:
Administered by:	Central Midlands Council of Governments		

**PINE STREET PAVING
TOWN OF SOUTH CONGAREE**

Description

CDBG funds will pave a dirt road, Pine Street, located in the Town of South Congaree. The surrounding streets in this area have been paved for several years. The project will provide a safe, dependable road surface in this area and improve conditions for emergency vehicles, buses and other traffic.



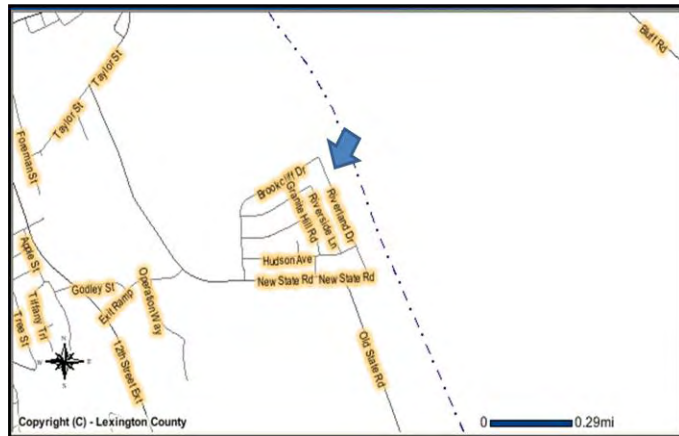
Eligibility Citation:	570.201 (c)	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2008:	\$140,000
HUD Matrix Code:	03K – Street Improvements		
Location:	Pine Street in the Town of South Congaree	TOTAL:	\$140,000
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Objective:	Suitable Living Environment		
Outcome(s):	<ul style="list-style-type: none"> • Availability/Accessibility • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility • Enhance Suitable Living Environment through Improved or New Sustainability 		
Beneficiaries:	This project will serve Census Tract 020703, Block Group 1. The total population of this area is 1,319 with 56.12% LMI.		Completion Date:
Administered by:	Central Midlands Council of Governments		By or before June 30, 2010

CAYCE SENIOR CENTER FEASIBILITY

CITY OF CAYCE

Description

CDBG funds will be used to conduct a feasibility study for construction of a senior center in the Riverland Park neighborhood in the City of Cayce. The study will include required HUD environmental review, soil samples and testing, architectural drawings and specifications, and other preliminary activities.



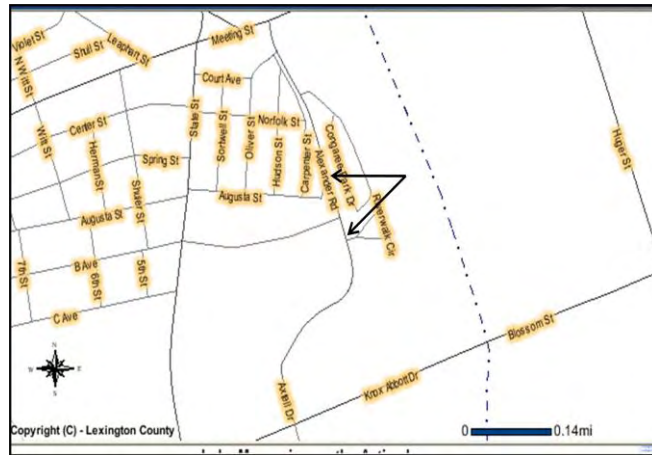
Eligibility Citation:	570.201 (c)	Funding:	
National Objective:	570.208(a)(2) Limited Clientele	CDBG 2008:	\$50,000
HUD Matrix Code:	03A – Senior Centers		
Location:	Brookcliff and Riverland Drive – City of Cayce	TOTAL:	\$50,000
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.		
Objective:	<ul style="list-style-type: none"> Suitable Living Environment 		
Outcome(s):	<ul style="list-style-type: none"> Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> Enhance Suitable Living Environment through Improved Accessibility 		
Beneficiaries:	This project will benefit senior citizens. Senior citizens are presumed by HUD to be LMI.		Completion Date:
Administered by:	Central Midlands Council of Governments		By or before June 30, 2010

ALEXANDER ROAD SIDWALK PHASE II

CITY OF WEST COLUMBIA

Description

CDBG funds will construct a crosswalk and continue a sidewalk along Alexander Road in West Columbia. The City has received grant funds from SCDOT to construct a sidewalk along a portion of the east side of Alexander Street beginning at the Riverwalk Park and Ampitheater near Meeting Street. The CDBG funds will be used to build a crosswalk and continue the sidewalk on the opposite side of the street.



Eligibility Citation:	570.201 (c)	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2008:	\$40,000
HUD Matrix Code:	03L – Sidewalks	West Cola.	\$36,760
Location:	Alexander Road in the City of West Columbia	TOTAL:	\$76,760
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Objective:	Suitable Living Environment		
Outcome(s):	<ul style="list-style-type: none"> • Availability/Accessibility • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility • Enhance Suitable Living Environment through Improved or New Sustainability 		
Beneficiaries:	This project will serve Census Tract 020300, Block Group 1. The total population of this area is 1,913 with 74.73% LMI.		Completion Date:
Administered by:	City will procure administrator		By or before April 30, 2009

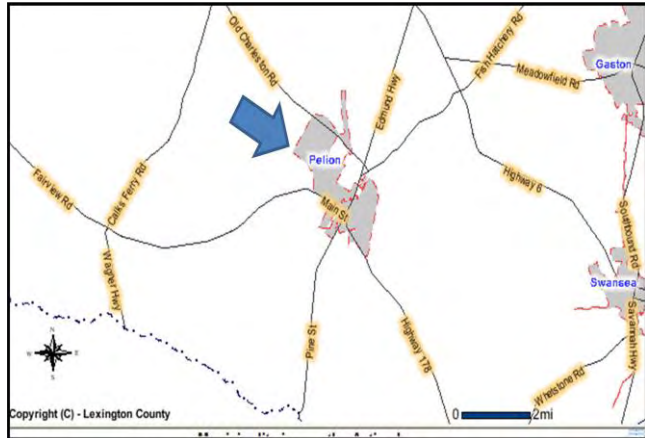
PLANNING

PELION AREA SEWER STUDY

JOINT WATER SEWER COMMISSION

Description

CDBG funds will be used to conduct a thorough and comprehensive study of extending public sewer service to the Town of Pelion. The Town is currently utilizing septic tank systems for sewer needs. This study, to be conducted by an external engineering firm well experienced with public sewer issues, will provide the Commission with both short and long-term options for providing sewer service for the area.



Eligibility Citation:	570.205	Funding:	
National Objective:	N/A (not required for Planning)	CDBG 2008:	\$37,754
HUD Matrix Code:	20 – Planning	Prior CDBG Funds:	\$37,246
Location:	Town of Pelion	TOTAL:	\$75,000
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.		
Objective:	<ul style="list-style-type: none"> Suitable Living Environment 		
Outcome(s):	<ul style="list-style-type: none"> Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> Enhance Suitable Living Environment through Improved Accessibility 		
Beneficiaries:	Completion Date:		
N/A (not required for Planning)	By or before February 28, 2009		
Administered by:	Joint Water Sewer Commission		

SOUTH CONGAREE SEWER STUDY

TOWN OF SOUTH CONGAREE

Description

CDBG funds will be used to conduct a thorough and comprehensive study of extending public sewer service to the Town of South Congaree. The Town is currently utilizing septic tank systems for sewer needs. The study will include an assessment of the Town's need for sewer service, potential solutions, and potential costs.



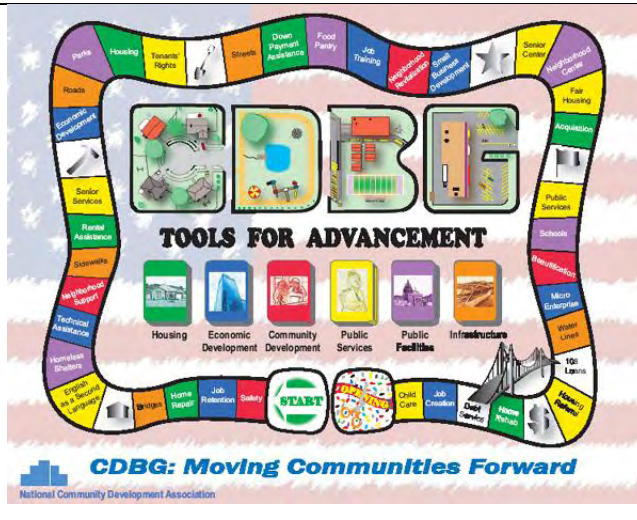
Eligibility Citation:	570.205	Funding:	
National Objective:	N/A (not required for Planning)	CDBG 2008:	\$44,000
HUD Matrix Code:	20 – Planning		
Location:	Town of South Congaree	TOTAL:	\$44,000
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.		
Objective:	Suitable Living Environment		
Outcome(s):	<ul style="list-style-type: none"> Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> Enhance Suitable Living Environment through Improved Accessibility 		
Beneficiaries:	Completion Date:		
N/A (not required for Planning)	By or before June 30, 2010		
Administered by:	Central Midlands Council of Governments		

LEXINGTON COUNTY NEEDS ANALYSIS

CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS


Description

CDBG funds will be used to conduct a comprehensive analysis of Lexington County needs that can be addressed through the County's Community Development Block Grant (CDBG) Program. The study will include the identification and prioritization of specific CDBG-eligible projects for each of the thirteen participating municipalities in the County's CDBG Program and unincorporated areas.



Eligibility Citation:	570.205	Funding:	
National Objective:	N/A (not required for Planning)	CDBG 2008:	\$30,000
HUD Matrix Code:	20 – Planning		
Location:	Lexington County and Participating Local Governments	TOTAL:	\$30,000
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.		
Objective:	<ul style="list-style-type: none"> Suitable Living Environment 		
Outcome(s):	<ul style="list-style-type: none"> Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> Enhance Suitable Living Environment through Improved Accessibility 		
Beneficiaries:	N/A (not required for Planning)	Completion Date:	By or before June 30, 2009
Administered by:	Central Midlands Council of Governments		

PUBLIC SERVICES

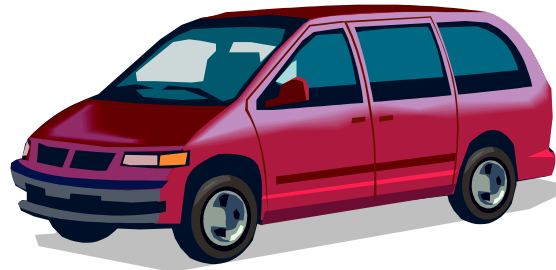
PICK-UP TRUCK AND TRAILER			
SISTERCARE			
Description			
<p>This project will provide funds to a domestic violence agency serving Lexington County battered women and their children. The funds are to be used to purchase a pick-up truck and trailer to transport clients and their possessions to safe housing.</p>			
Eligibility Citation:	570.201(e)	Funding:	
National Objective:	570.208(a)(2) Limited Clientele	CDBG 2008:	\$27,000
HUD Matrix Code:	05G – Battered and Abused Spouses		
Location:	Lexington County	TOTAL:	\$27,000
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Objective:	<ul style="list-style-type: none"> • Suitable Living Environment 		
Outcome(s):	<ul style="list-style-type: none"> • Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility 		
Beneficiaries:	<p>This project will benefit battered spouses residing in a Lexington County domestic violence shelter. Battered spouses are presumed by HUD to be LMI.</p>		Completion Date:
Administered by:			Sistercare Staff

WOMEN'S COMMUNITY RESIDENCE VAN

LEXINGTON RICHLAND ALCOHOL AND DRUG ABUSE COUNCIL

Description

CDBG funds will purchase an 8-passenger mini-van to assist the Lexington-Richland Alcohol and Drug Abuse Council (LRADAC) in providing transportation assistance to the Women's Community Residence. The Women's Community Residence is a shelter for women in recovery from substance abuse, to assist them in developing essential life skills, utilizing community resources, and receiving supportive therapy. The vehicle will provide additional help to allow these women to travel to work, job interviews, and support groups.



Eligibility Citation:	570.201(e)	Funding:	
National Objective:	570.208(a)(2) Limited Clientele	CDBG 2008:	\$19,500
HUD Matrix Code:	05F – Substance Abuse Services		
Location:	Lexington County	TOTAL:	\$19,500
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Objective:	<ul style="list-style-type: none"> Suitable Living Environment 		
Outcome(s):	<ul style="list-style-type: none"> Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> Enhance Suitable Living Environment through Improved Accessibility 		
Beneficiaries:	This project will benefit LMI recovering substance abusers residing in a LRDAC women's residence. LMI status will be determined through income verification.		Completion Date:
Administered by:	LRADAC	By or before June 30, 2009	

**LEXINGTON ECONOMIC ADVANCEMENT PROJECT
MIDLANDS WORKFORCE DEVELOPMENT BOARD**

Description

CDBG funds will be used to administer skill assessment tests and training, named WorkKeys, to 333 LMI persons in Lexington County. The tests will be administered at the Lexington County Public Library branched in Swansea, Pelion, and Gilbert.



Eligibility Citation:	570.201(e)	Funding:	
National Objective:	570.208(a)(2) Limited Clientele	CDBG 2008:	\$11,988
HUD Matrix Code:	05H – Employment Training	MWDB (CMCOG)	\$76,506
Location:	Swansea, Pelion, and Gilbert areas of Lexington County	TOTAL:	\$88,494
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Objective:	<ul style="list-style-type: none"> • Creating Economic Opportunities 		
Outcome(s):	<ul style="list-style-type: none"> • Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Provide Economic Opportunity through Improved Accessibility 		
Beneficiaries:	This project will benefit LMI persons determined through income verification.		Completion Date:
Administered by:	Central Midlands Council of Governments – Workforce Development Board		By or before June 30, 2009

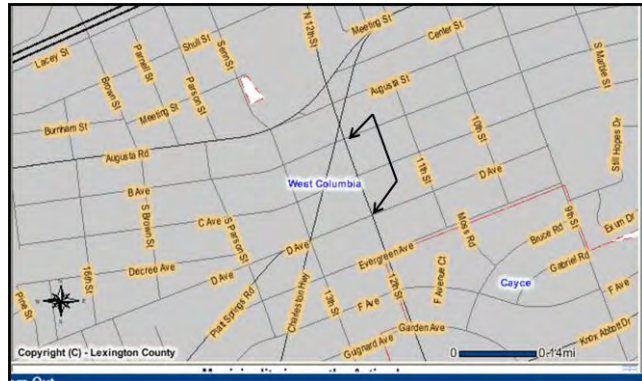
NEIGHBORHOOD REVITALIZATION

TRIANGLE CITY FAÇADE IMPROVEMENTS

CITY OF WEST COLUMBIA

Description

CDBG will provide funds for façade improvements to West Columbia businesses located along a 2-block area along the east side of 12th Street, from B Avenue to D Avenue. There are currently 19 businesses within the project area. This grant will be used for façade improvements to include painting, new awnings, walkway and signage lighting, and more uniform signage.



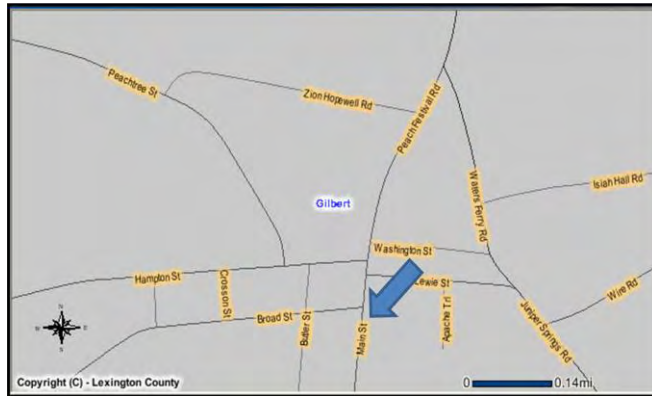
Eligibility Citation:	570.202	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2008:	\$220,000
HUD Matrix Code:	14E – Rehab; Pub./Pri.-Owned Comm. Indus.	West Cola.	\$22,000
Location:	Triangle City area of West Columbia	TOTAL:	\$242,000
Priority Need:	Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI residents.		
Objective:	<ul style="list-style-type: none"> Creating Economic Opportunities 		
Outcome(s):	<ul style="list-style-type: none"> Availability/Accessibility 		
Outcome Statement(s):	<ul style="list-style-type: none"> Provide Economic Opportunity through Improved Accessibility 		
Beneficiaries:	This project will serve the City of West Columbia which is 52.69% LMI.		Completion Date:
Administered by:	City will procure administrator		By or before June 30, 2009

MAIN STREET PROPERTY CLEARANCE

TOWN OF GILBERT

Description

CDBG funds will be used to demolish two dilapidated buildings on Main Street in Gilbert. These buildings are severely deteriorated and are a blight on the downtown area. The demolition will be approached in two phases. Phase I will include an evaluation of structural conditions, environmental issues, cost estimates, bid specifications, and community input on re-use of the space. Phase II will include the demolition and clearance of the two buildings.



Eligibility Citation:	570.201(d)	Funding:	
National Objective:	570.208 (b)(2) Slum/blight on a spot basis	CDBG 2008:	\$58,000
HUD Matrix Code:	04 – Clearance and Demolition		
Location:	Main Street in Gilbert	TOTAL:	\$58,000
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Objective:	Suitable Living Environment		
Outcome(s):	<ul style="list-style-type: none"> • Availability/Accessibility • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility • Enhance Suitable Living Environment through Improved or New Sustainability 		
Beneficiaries:	This project will benefit the Town of Gilbert, population 500		Completion Date:
Administered by:	Central Midlands Council of Governments		By or before June 30, 2010

AFFORDABLE HOUSING

LEICA LANE AFFORDABLE HOUSING

HABITAT FOR HUMANITY

Description

CDBG funds will purchase fifteen (15) lots on Leica Lane in the Bellemeade subdivision near West Columbia. These lots will be used to build fifteen (15) single-family houses that will be sold to low-income households in need of affordable housing. Habitat has previously built seven (7) houses in the project area, all of which are now occupied by homeowners. Since this project is HOME Program eligible, the additional non-federal funding (excluding the funding from the State Housing Finance and Development Authority) will be used toward match requirements for the County's HOME Program, for a match of \$538,000.



Eligibility Citation:	570.201(a)	Funding:	
		CDBG 2008:	\$135,000
National Objective:	570.208(a)(3) Housing Activities	Habitat Humanity:	\$710,000
HUD Matrix Code:	01 – Acquisition of Real Property		
Location:	Leica Lane in Lexington County		
		TOTAL:	\$845,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> ● Decent Housing 		
Outcome(s):	<ul style="list-style-type: none"> ● Availability 		
Outcome Statement(s):	<ul style="list-style-type: none"> ● Create Decent Housing with New Availability 		
Beneficiaries:	This project will benefit LMI households determined through income verification.	Completion Date:	By or before June 30, 2010
Administered by:	Central Midlands Council of Governments		

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS

Description:

At least 15% of the County's HOME funds must be set aside for organizations which are designated by the County of Lexington as Community Housing Development Organizations (CHDO). Funding allocated for CHDOs may be used for eligible development activities that promote affordable housing activities that are owned, developed, or sponsored by CHDOs. As the County of Lexington enters the development stages of the HOME Program, criteria will be established to certify CHDOs to assist the Community Development Department in accomplishing the goals and objectives of the HOME Program. Staff will seek and meet with non-profit organizations desiring to become certified as a County CHDO.



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2008:	\$200,000
HUD Matrix Code:	To be determined		
Location:	To be determined	TOTAL:	\$200,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> • To be determined when projects are selected 		
Outcome(s):	<ul style="list-style-type: none"> • To be determined when projects are selected 		
Outcome Statement(s):	<ul style="list-style-type: none"> • To be determined when projects are selected 		
Beneficiaries:		Completion Date:	
This project will benefit LMI households determined through income verification.		By or before December 31, 2010	
Administered by:	Community Housing Development Organization(s) to be determined		

HOMEOWNERSHIP ASSISTANCE PROGRAM

COUNTY OF LEXINGTON

Description:

The Homeownership Assistance Program will provide downpayment assistance and/or closing cost assistance to LMI first-time homebuyers. Qualifying homebuyers must be employed or must provide income documentation in the form of disability benefits, Social Security benefits, and/or other retirement benefits. Additionally, all qualifying homebuyers must participate in pre-purchase counseling established by the Lexington County HOME Program. The amount of assistance provided will typically not exceed \$5,000 per single family dwelling unit. Program guidelines will be structured to allow limited assistance above the \$5,000 limit in certain circumstances. Recapture provisions will be enacted through deferred forgivable loans. Funds will be used to assist approximately 20 first-time homebuyers. Funding for the project will be provided through the County's total ADDI allocation, in the amount of \$5,090, and HOME allocation, in the amount of \$145,000. The specific guidelines of the Homeownership Assistance Program will be developed by HOME Program staff.



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2008:	\$145,000
HUD Matrix Code:	05R	ADDI 2008:	\$5,090
Location:	Countywide	TOTAL:	\$150,090
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing 		
Outcome(s):	<ul style="list-style-type: none"> • Availability • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility, Affordability, and Sustainability. • Create Decent Housing with Improved Sustainability and Accessibility. 		
Beneficiaries:	This project will benefit LMI households determined through income verification.	Completion Date:	
		By or before December 31, 2010	
Administered by:	County of Lexington		

HOUSING REHABILITATION PROGRAM

COUNTY OF LEXINGTON

Description:

This project will assist low and moderate income, disabled, and/or elderly homeowners with qualifying repairs to their primary residence. Funds will be used to assist approximately eight (8) homeowners with significant repair needs. Dependent upon the types and costs of repairs requested, additional eligible homeowners may be assisted through the Program. Program guidelines will be structured to allow maximum repair amounts for each home typically not to exceed \$20,000, with limited assistance above \$20,000 in certain circumstances. Funds will also be used for inspection/estimate services, lead-based paint testing and clearance, and for relocation and storage costs during rehabilitation. Guidelines for grants, forgivable deferred payment loans, below-market rate loans, and/or liens will be included in the specific program policies and procedures. The full guidelines for the Housing Rehabilitation Program will be developed by HOME Program staff.



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2008:	\$200,000
HUD Matrix Code:	14A		
Location:	County-wide	TOTAL:	\$200,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> ● Suitable Living Environment ● Decent Housing 		
Outcome(s):	<ul style="list-style-type: none"> ● Availability ● Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> ● Enhance Suitable Living Environment through Improved Accessibility, Affordability, and Sustainability. ● Create Decent Housing with Improved Sustainability and Accessibility. 		
Beneficiaries:	This project will benefit LMI households determined through income verification.		Completion Date:
			By or before December 31, 2010
Administered by:	County of Lexington		

**LEXINGTON COUNTY NEW HOME CONSTRUCTION
HABITAT FOR HUMANITY**

Description:

Through this project, funds will be provided to the Central South Carolina Habitat for Humanity to acquire five (5) lots in Lexington County. The lots will be used to construct five (5) affordable single-family housing units. HOME funds will also be used to provide water/sewer or well/septic tank connections for the new homes. The homes will be owned by LMI persons. The project will have approximately \$275,000 in additional funding from non-federal sources (Sponsors - \$162,500, Habitat ReStore funds - \$55,000, and State Housing Trust Fund Grants - \$57,500). All non-federal funding for the project, excluding the State Housing Trust Fund grant, will be used as required match for the County's HOME Program. Recapture provisions will be enforced to maintain the required HOME affordability period.



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2008:	\$100,000
HUD Matrix Code:	12	Habitat Humanity:	\$275,000
Location:	To be determined	TOTAL:	\$375,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> Decent Housing 		
Outcome(s):	<ul style="list-style-type: none"> Availability 		
Outcome Statement(s):	<ul style="list-style-type: none"> Create Decent Housing with New Availability. 		
Beneficiaries:	This project will benefit LMI households determined through income verification.	Completion Date:	
		By or before December 31, 2010	
Administered by:	Central South Carolina Habitat for Humanity		

**HOUSING COUNSELING AND EDUCATION
COUNTY OF LEXINGTON**

Description:

Housing counseling and education will be provided to qualifying homebuyers and to other LMI persons participating in the Homeownership Assistance Program, Housing Rehabilitation Program, and/or other home ownership programs. Funds will also be used to create and distribute materials related to housing counseling and education. Counseling and education services will be provided through a qualified outside agency or consultant. The schedule for the training program will be coordinated by HOME Program staff.



Eligibility Citation:	92.302	Funding:	
		HOME 2008:	\$30,000
HUD Matrix Code:	05J		
Location:	Countywide	TOTAL:	\$30,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing 		
Outcome(s):	<ul style="list-style-type: none"> • Accessibility • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility, Affordability, and Sustainability. • Create Decent Housing with Improved Sustainability and Accessibility. 		
Beneficiaries:	This project will benefit LMI households determined through income verification.	Completion Date:	
Administered by:		By or before December 31, 2010	
	To be determined		

PERFORMANCE MEASUREMENT

On March 7, 2006 HUD established its standards for performance measurement through the publication of the *Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs* in the Federal Register. As described in the Federal Register, the outcome performance measurement system enables HUD to collect information on the outcomes of activities funded with CPD formula grant assistance and to aggregate that information at the national, state, and local level.

Each project or activity funded by the Lexington County CDBG and HOME programs falls under one of the three objectives that relate to the statutory purposes of the program:

- 1. Creating a Suitable Living Environment:** In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment. It relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment, such as poor quality infrastructure, social issues such as crime prevention, literacy, or health services.
- 2. Providing Decent Housing:** The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG and HOME. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
- 3. Creating Economic Opportunities:** This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

For each objective selected for a specific project, one of three outcome categories that best reflect what is proposed to be achieved by funding that activity is chosen. The three outcome categories are:

- 1. Improving Availability or Accessibility:** This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low- and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to various services, housing units, or facilities) to low- and moderate-income persons. Where a **service or facility did not exist, the assistance provided results in "new" access to that service or facility.** Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.
- 2. Improving Affordability:** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.
- 3. Improving Sustainability:** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them

livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The three objectives are combined with the three outcome categories to come up with a matrix of nine potential outcome statements. These objectives, outcomes and outcome strategies are reviewed and assigned to each project and entered into HUD's IDIS system to comply with the performance measurement standards.

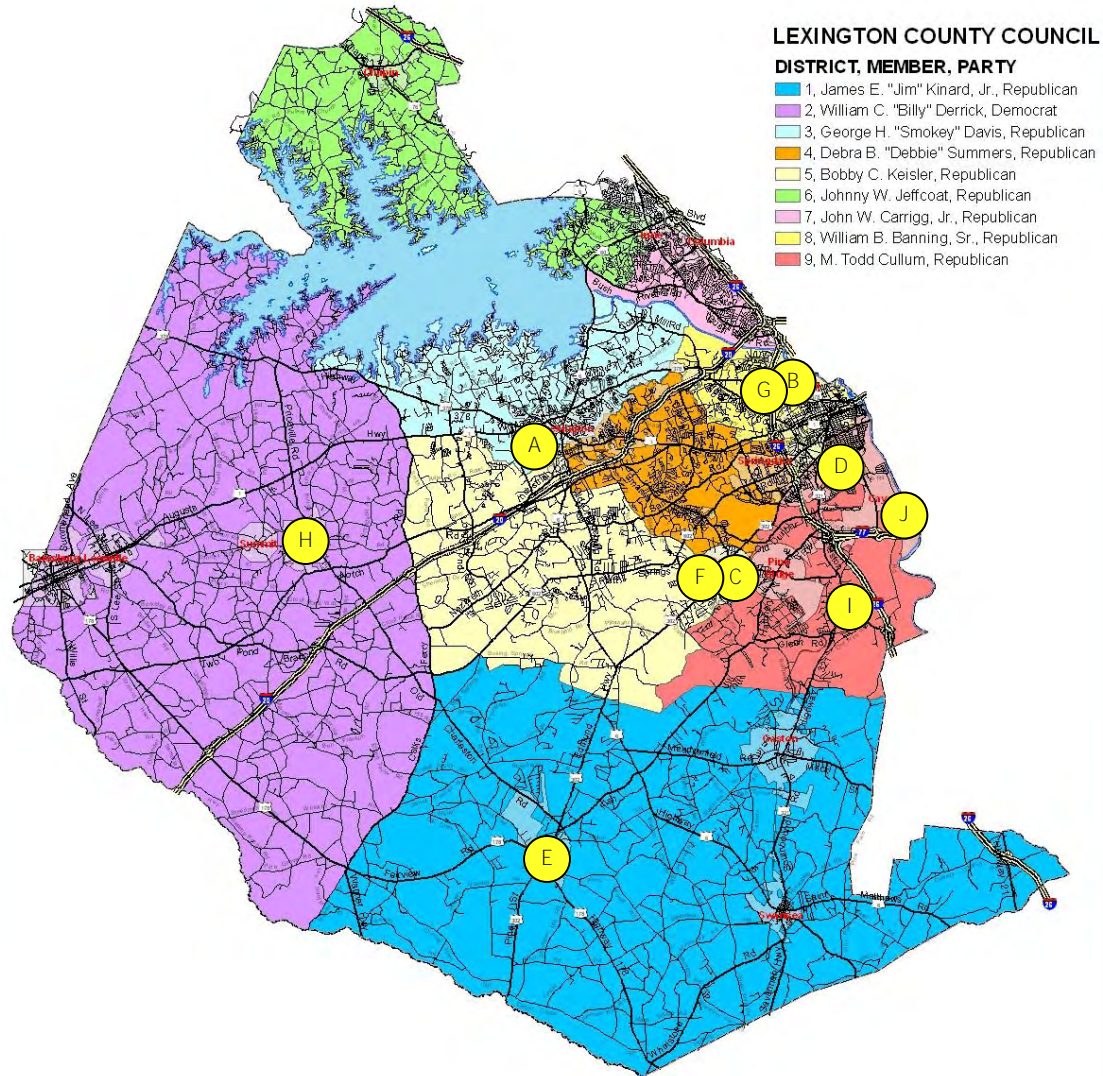
OUTCOME STATEMENT MATRIX			
	Outcome 1: Availability or Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective 1: Suitable Living Environment	Enhance Suitable Living Environment through Improved Accessibility	Enhance Suitable Living Environment through Improved or New Affordability	Enhance Suitable Living Environment through Improved or New Sustainability
Objective 2: Decent Housing	Create Decent Housing with Improved or New Availability	Create Decent Housing with Improved or New Affordability	Create Decent Housing With Improved or New Sustainability
Objective 3: Economic Opportunities	Provide Economic Opportunity through Improved or New Accessibility	Provide Economic Opportunity through Improved or New Affordability	Provide Economic Opportunity through Improved or New Sustainability

Geographic Distribution

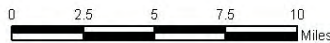
For the 2008 Program Year, **Lexington County's CDBG** and HOME programs will provide funds for projects throughout unincorporated Lexington County and in the participating cities of Cayce, West Columbia, Gilbert, Lexington, Pelion, and South Congaree. Geographic distribution and socio-economic conditions are considered carefully when reviewing proposals.

The map on the following page shows the approximate locations of site-specific proposed **projects for the year. Projects and sites were chosen in keeping with the County's continued** focus on expending CDBG and HOME funds to address the needs LMI persons and areas.

Lexington County Council Districts and Location Map of Projects



NOTE: Some funded projects are not shown due to privacy and security purposes. Other projects not shown may take place or address needs throughout the County.



- A. Gibson Road Sidewalk
- B. Alexander Road Sidewalk
- C. Pine Street Paving
- D. State Street Streetscaping
- E. Pelion Sewer Study
- F. South Congaree Sewer Study

- G. Triangle City Façade Improvments
- H. Main Street Property Clearance
- I. Leica Lane Affordable Housing
- J. Cayce Senior Center Feasibility

Homeless and Other Special Needs Activities

The County regularly participates in the efforts of organizations addressing homelessness and special needs activities and provides technical assistance on the HUD programs as described in the Five-Year Consolidated Plan Homeless Needs Assessment. Community Development staff regularly attends Midlands Area Coalition for the Homeless (MACH) meetings. CDBG funding was provided to the MACH in Program Years 2005 and 2006.

MACH is a task force of the local homeless shelters and other special needs providers. They provide a forum for networking and sharing of information among the various organizations and **agencies that address the unmet needs of the County's homeless and special needs populations.** CDBG staff also attend meetings of the HIV/AIDS Supportive Housing (HASH), a subcommittee of MACH that focuses on the housing and supportive housing issues of those with HIV and AIDS.

In addition to these efforts, Lexington County Community Development staff meet quarterly with regional government representatives to address housing, homelessness, and other community development issues. These regional representatives include the City of Columbia, Richland County, United Way of the Midlands, and the Columbia Housing Authority.

Other Actions

AFFIRMATIVELY FURTHERING FAIR HOUSING

As stated in the Certifications within this Action Plan, Lexington County will continue to affirmatively further fair housing. Many actions are part of an ongoing process. The *Lexington County Analysis of Impediments to Fair Housing* was completed in September of 2001. The Analysis identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of current policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data.

Since its adoption, the County has continued to implement various actions aimed at the alleviation or removal of impediments and more importantly has undertaken actions to affirmatively further fair housing. These actions are described in the Consolidated Annual Performance and Evaluation Report (CAPER) prepared each year.

During the program year, the County will continue to expend CDBG and/or HOME administration funds to promote fair housing awareness, provide fair housing education, and participate in fair-housing related activities to affirmatively further fair housing in Lexington County. **Expenditures on fair housing are included in the County's annual administration budget.**

These efforts may include participation in regional fair housing related events, adoption, and publication of a fair housing resolution in April 2009, continued partnerships with the City of **Columbia and Richland County on fair housing issues, and distribution of the County's fair housing brochures at events throughout the Program year.**

OBSTACLES TO MEETING UNDERSERVED NEEDS

The following sections of the Five-Year Consolidated Plan provide a basis for identifying underserved needs and the obstacles to meeting those needs in Lexington County:

- Community Profile
- Housing Market Analysis
- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Housing Community Development

The Strategic Plan and the proposed activities and projects to be undertaken as described in the Annual Action Plan are intended to help overcome these obstacles to the extent possible with available resources.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

Lexington County will strive to address the needs for affordable housing as identified in the Five-Year Consolidated Plan. The strategies and objectives for addressing these needs are identified in the Strategic Plan. With the addition of the HOME Program, the County will explore new opportunities to provide affordable housing to LMI residents.

REMOVE BARRIERS TO AFFORDABLE HOUSING

As described in the Five-Year Consolidated Plan, in considering the barriers to affordable housing, it is clear that a number of factors impact the availability of affordable housing including the availability and price of land, financing, and the rules, regulations and fees governing development and construction. While the private sector seeks to fill the demand for housing in terms of type, size and value, the public sector impacts the process through policies including development regulation, zoning, building code enforcement, and provision of infrastructure and through the fees charged to implement those policies. Through ongoing analysis and review of these factors and other related issues described in the Five-Year plan, Lexington County will continue to seek to remove these barriers to promote increased housing opportunities for LMI persons and households.

LEAD-BASED PAINT HAZARDS

The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992), amended the Lead-Based Paint Poisoning Prevention Act of 1971, which is the basic law regarding lead-based paint in federally associated housing. The law and subsequent amendments issued by HUD protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

The regulation “Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential property and Housing Receiving Federal Assistance”

was published in the Federal Register in September of 1999. The requirements apply to housing built before 1978, the year that lead-based paint was banned nationwide for consumer use. Emphasis is placed on the reduction of household dust, which may contain lead-based paint particles and requires testing after paint is disturbed to make sure that the home is lead-safe.

To the extent that lead-based paint hazards are addressed through the Housing Rehabilitation Program, the processes to be followed would include:

- Contracting certified lead-based paint inspectors and risk assessors
- Distributing information on lead-based paint hazards to all households that participate in any housing programs that purchase or rehabilitate homes built before 1978
- Conducting lead-based paint inspections and assessments as necessary
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required by all federally funded projects

REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES (ANTI-POVERTY STRATEGY)

The Anti-Poverty Strategy for the Annual Action Plan is the same as that described in the Five-Year Strategic Plan.

INSTITUTIONAL STRUCTURE AND COORDINATION OF RESOURCES

The institutional structure and coordination of resources for the Annual Action Plan is the same as that described in the Five-Year Strategic Plan.

PUBLIC HOUSING

The Cayce Housing Authority assists 40 households in four different housing communities in the City of Cayce and is the only public housing authority in Lexington County. The Section 8 Housing Voucher Program administered by the South Carolina State Housing Finance and Development Authority is the primary mechanism for public rental assistance for most County residents. Lexington County will continue to foster cooperation with these agencies and strive to identify new opportunities to address the County's public housing needs.

Monitoring

The Lexington County staff managing the CDBG Program and the HOME Program share responsibility for monitoring all departmental and grantee activities to the extent possible within their daily activities. The following steps summarize the examples of monitoring standards of

the CDBG and HOME programs that are carried out through the various stages of project administration:

- Determine budgets of all projects including unanticipated and potential costs.
- Prepare thorough and comprehensive sub-recipient agreements as applicable, providing details of the project and specific requirements.
- Evaluate environmental impact of projects and implement required procedures.
- Determine engineering budget including all anticipated and potential costs (as applicable).
- Review ongoing written status reports and other communications to monitor for timeliness and compliance requirements.
- Visit project site before, during, and after construction and maintain a photographic log of project.
- Approve payment requests after review of budget summaries, time sheets, wages, accuracy to bid specs, etc.
- Prepare monthly status reports with latest information on projects.
- Prepare monthly report of CDBG and HOME draws, detailing funds drawn on each active project and progress made to meet HUD timeliness requirements.

Certifications

I. General Certifications

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

A. Affirmatively Further Fair Housing

It will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

B. Anti-Displacement and Relocation Plan / Acquisition and Relocation

It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential Anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

C. Drug Free Workplace

It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and

- (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
 6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

D. Anti-Lobbying

To the best of Lexington County'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.

E. Authority of Jurisdiction

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

F. Consistency with Plan

The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

G. Section 3

It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

County Administrator

Title

II. Specific CDBG Certifications

Lexington County certifies that:

A. Citizen Participation

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

B. 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.

C. Following a Plan

It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

D. 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) **2007, 2008 and 2009**, (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.

Lexington County 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 Lexington County certifies that it lacks CDBG funds to cover the assessment.

Signature/Authorized Official

Date

County Administrator

Title

III. Specific HOME Certifications

Lexington County certifies that:

A. Tenant Based Rental Assistance

If it intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the State's consolidated plan.

B. 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.

C. Appropriate Financial Assistance

Before committing any funds to a project, the County or its recipients 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/Authorized Official

Date

County Administrator

Title

IV. 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;

V. 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 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

VI. 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;

VII. Compliance with Laws

It will comply with applicable laws.

Signature/Authorized Official	Date

County Administrator	
Title	

III. Appendix to Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. 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.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

212 South Lake Drive
Lexington, South Carolina 29072

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).