

2013



## Consolidated Annual Performance and Evaluation Report



*Program Year 2013 Consolidated Annual Performance and Evaluation Report*  
**County of Lexington**  
Program Year 2013

Program Year 2013  
July 1, 2013 – June 30, 2014  
County of Lexington

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# Table of Contents

TAB

<b>INTRODUCTION</b>	<b>1</b>
Introduction/Consolidated Plan Assessment	
CAPER Summary	
CDBG PY 2013 Accomplishments	
HOME PY 2013 Accomplishments	
<b>SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS</b>	<b>2</b>
Sources of Funds	
Leveraging of Funds	
HOME Match Requirements	
Summary of Expenditures	
Timeliness of Expenditures	
Project Expenditures	
<b>ASSESSMENT OF 5-Year GOALD AND OBJECTIVES</b>	<b>3</b>
Summary of Activities and Accomplishments	
Technical Assistance, Education, and Outreach Activities	
Geographic Distribution	
Grant Programs Completed, Closed, and Continued Projects	
<b>AFFIRMATIVELY FURTHERING FAIR HOUSING</b>	
<b>Impediment Issues</b>	<b>4</b>
Obstacles In Meeting Undeserved Needs	
Foster & Maintain Affordable Housing	
Leveraging Resources	
Citizen Participation	
Monitoring	
Anti-Poverty Strategy	
Self Evaluation	
Supportive Housing for Non-Homeless Person With Special Needs	
<b>CONTINIUM OF CARE</b>	<b>5</b>
<b>OTHER ACTIONS</b>	<b>6</b>
Housing/Building Inspection Compliance	
Public Housing Strategies	
Housing Opportunities for Persons with Aids (HOPWA)	
Evaluate and Reduce Lead Based Paint Hazards	
Outreach to Minority & Women Owned Businesses	
Emergency Shelter Grants (ESG)	
Neighborhood Revitalization Strategy Area (NRSA)	
Displacement and Relocation Activity	
HUD Program Requirements	
Program Income	
HOME Recapture Provisions	
<b>CITIZEN PARTICIPATION</b>	<b>7</b>
Notice of Availability and Public Hearing	
<b>FEDERAL REPORTS</b>	<b>8</b>

The County of Lexington, South Carolina, has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000 and a Participating Jurisdiction (PJ) in the HOME Investment Partnerships (HOME) Program since July 1, 2008. These programs are funded by the United States Department of Housing and Urban Development (HUD) through an annual formula allocation. All municipalities within the County participate in the entitlement. The County of Lexington has completed its fourth year of activities for the 2010-2014 Consolidated Plan

### **Assessment of Activities Undertaken to Address Consolidated Plan Objectives and Priorities as Identified in the County of Lexington's Program Year 2013 Annual Action Plan.**

The County of Lexington received a total of \$1,915,742 in federal funds for the 2013-2014 fiscal years from the following federal programs: Community Development Block Grant \$1,435,995, and Home Investment Partnerships \$479,747.

This report reflects the activities and expenditures for the County's Grant Programs Division from July 1, 2013 through June 30, 2014. The projects for Program Year 2013 were identified in the County's 2013 Annual Action Plan, which was submitted and approved by HUD in May 2013.

The following is a list of approved CDBG and HOME projects for PY 2013, as well as a brief summary as to how the approved activity (activities) address a Priority Need as identified in the County's 2010-2014 Consolidated Plan:

**Priority Need 1:** Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.

Priority Need 1 was met during PY 2013 through the use of CDBG funds to improve the accessibility of the Babcock Center's Three Fountains Work Center for persons with disabilities, as well as the construction of a variety of park improvements in communities having substantial LMI populations to include the Towns of Lexington, South Congaree, and Gaston. Moreover, the County further addressed Priority Need 1 with a sewer replacement project in Cayce, as well as other infrastructure improvements.

Below is a list of Infrastructure and Public Facility Projects that the County initiated during the 2013 PY:

#### *Infrastructure and Public Facilities*

- Babcock Center, Inc. – Three Fountains Work Center Improvements
- City of Cayce – State Street Area Sewer Line Replacement
- Town of Batesburg-Leesville – Biarritz Court Road Improvement
- Town of Lexington – Caractor Park Facility Upgrade
- Town of South Congaree – Public Park Improvements
- Town of Summit – Public Park Improvements
- Town of Gaston – Park Improvements

**Priority Need 2:** Ensure adequate and safe infrastructure to meet basic needs of residents. The County's emphasis on the provisions of infrastructure – such as water and sewer, roads, and sidewalks – demonstrates the County's ongoing commitment to create a desirable living environment. During PY 2013 the County met **Priority Need 2** through its CDBG funding of its septic tank repair program which assisted 21 residents countywide. Additionally, Priority Need 2 was met through the following Infrastructure and Public Facilities projects:

*Infrastructure and Public Facilities*

- Babcock Center, Inc. – Three Fountains Work Center Improvements
- City of Cayce – State Street Area Sewer Line Replacement
- Town of Batesburg-Leesville – Biarritz Court Road Improvement
- Town of Lexington – Caractor Park Facility Upgrade
- Town of South Congaree – Public Park Improvements
- Town of Summit – Public Park Improvements

**Priority Need 3:** Establish or support programs that provide needed public services And/or increase the level of service provided by existing programs. During PY 13 the County of Lexington met **Priority Need 3** through its support of after school programming for the Boys and Girls Club of the Midlands, the support of Harvest Hope feeding programs, as well as its operational support of the Transitions homeless facility. Below is a list of public service activities that were initiated during PY 2013:

*Public Service*

- Boys & Girls Club of the Midlands – BE GREAT Academy Scholarship Program
- Columbia Urban League – Fair Housing Initiative
- Harvest Hope – Food Bank Mobile Food Pantry
- Lexington Interfaith Community Services – Donation Center Improvements
- Lexington-Richland Alcohol and Drug Abuse Council – Vehicle Purchase
- Midland's Fatherhood Coalition – Job Readiness Bootcamp
- Midlands Housing Alliance, Inc./Transitions – Homeless Shelter Operational Support
- Town of Lexington – Keeping Every Youth Safe (KEYS) Program
- Sistercare, Inc. – Vehicle Purchase

**Priority Need 4:** Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons. The County of Lexington understands that a healthy economy fosters greater income potential for County residents and results in a more successful environment for business and industry. In essence the County is addressing Priority **Need 4** through its administration of infrastructure and public facilities projects, housing rehabilitation programs and public service projects. Specifically during PY13 the County's grant funded support of the Midland's Fatherhood Coalition and its Job Readiness Bootcamp, Sistercare, Lexington Interfaith Community Services, and Columbia Urban League Housing Initiative specifically assisted the County in meeting Priority Need 4 during PY 2013. Additionally, the infrastructure projects initiated during PY 13 also address Priority Need 5 as they helped improve the quality of life for low and moderate-income persons serving as an impetus that

may attract new residential and commercial development, which in the end will spur job creation.

**Priority Need 5:** Provide and/or support adequate, safe and affordable housing. During PY 2013 the County addressed **Priority Need 5** through its CDBG and HOME funded Minor and Comprehensive Housing Rehabilitation Programs, Down Payment Assistance, and CHDO projects. Following is list of PY 2013 safe and affordable housing projects which addresses **Priority Need 5:**

CDBG Housing Projects (PY 2013)

- County of Lexington – Minor Home Repair Program
- County of Lexington – Acquisition and Affordable Housing Program

HOME Affordable Housing Projects (PY 2013)

*Housing Rehabilitation*

- County of Lexington – Comprehensive Housing Rehabilitation Program
  - Ball Park Road, Gaston
  - Horseshoe Trail, Lexington
  - James Street, Cayce
  - Naomi Circle, Gilbert
  - Lawrence Circle, Batesburg
  - Maple Street, Batesburg
  - Tarpon Road, Leesville
  - Baughman Street, Leesville

*Decent Housing*

- County of Lexington – Down Payment Assistance Program
  - Tea Olive Avenue, Lexington
  - Whispering Winds Drive, Lexington
  - Louisa Lane, Lexington
  - Colony Lake Drive, Lexington
  - Cog Hill Drive, Lexington
  - Starcrest Road, West Columbia
  - Bentgrass Lane, Gaston
  - Boy Scouts Road, Gaston
  - Mill Run Road, Gaston
- County of Lexington – Community Housing Development Organization (CHDO)
  - 315 Hadley Hall Road, West Columbia
  - 320 Hadley Hall Road, West Columbia
  - 331 Creighton Drive, West Columbia
  - 337 Colonial Drive, West Columbia
  - 304 Rossclan Road, West Columbia

CDBG project activities are targeted to provide decent housing, a suitable living environment, and to expand economic opportunities for low- and moderate-income (LMI) persons. HOME is designed to expand the supply of decent, safe, sanitary, and affordable housing for low-and very low-income beneficiaries. HOME promotes the development of partnerships as part of an effective delivery system to promote and create affordable housing for the citizens of Lexington County.

The County's CDBG and HOME programs are housed in the Grant Programs Division within the Community Development Department. The department also coordinates residential, commercial, and industrial permitting and development review for the County of Lexington.

**Priority Need 6:** Provide mechanisms and forums for collaboration, coordination, and capacity building. The office of Community Development employs a variety of methods to encourage participation from residents, community stakeholders, and potential community partners. During PY 2013 **Priority Need 6** was met through myriad of public meetings, the County's Fair Housing collaborations between the City of Columbia and Richland County, educational collaborations between the County and the Columbia Urban League and Greater Columbia Community Relations Council, as well as its support of a pilot mass transit project with the Central Midlands Transit Authority, ongoing collaborations with the County's 14 municipalities, and youth outreach programs with the Lexington County Public Library during the months of April and May. Program Year 2013 represented a significant year of public outreach and collaboration for the County of Lexington Office of Community Development.

## CAPER Summary

**July 1, 2013 – June 30, 2014**

The United States Department of Housing and Urban Development (HUD) requires consolidated planning and reporting of all communities as a condition of receiving federal grants for housing and community development including CDBG and HOME. At the end of each fiscal year, CDBG and HOME recipient communities report to their citizens and elected officials on how they have utilized their grant funds to impact the community and its citizens. The Consolidated Annual Performance and Evaluation Report (CAPER) is the HUD-prescribed vehicle for providing that information.

The County of Lexington has successfully completed the fourth year of its Five-Year Consolidated Plan, which represents years 2010 – 2014. Activities undertaken during this period reflect the goals and objectives as stated in the Plan and the 2013 Annual Action Plan. The Community Development Grant Programs Division strives to be effective stewards of federal funds in the service to County residents.

# CDBG PY 2013 Accomplishments

## CDBG PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

### Projects and Total Expenditures for PY 2013: \$1,198,117.37

- **Acquisition, Rehabilitation, and Affordable Housing** – In partnership with the County’s HOME Investment Partnerships Program, CDBG funding was provided for the acquisition of five properties for an affordable housing project that was funded by the County’s HOME Program. In addition, this activity will continue the existing County of Lexington program to acquire and rehabilitate affordable housing for either homeownership or rental activities. Funds will be used in conjunction with the Community Housing Development Organization (CHDO) allocation made available through the HOME Investment Partnerships (HOME) Program.
- **Boys & Girls Clubs of the Midlands BE GREAT Academy Afterschool Program (IDIS #298 and #333)** – During the 2013 Program Year, 15 low- and moderate-income youth attended the BE Great Academy 2012-2013 After school Program. The BE GREAT Academy offered a variety of youth development programs in core areas that included education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.
- **City of Cayce Avenues Area Waterline Upgrade** – Funds were used in the City of Cayce to upgrade 2,580 LF of metal water main lines in the residential area known as the “The Avenues”. The galvanized and cast iron lines caused brown water and reduced the water supply. The project resulted in improved water quality, safety, and fire protection for the residents in the target area.
- **City of Cayce State Street Sewer Line Replacement** – CDBG funds are being used for the replacement of approximately 805 LF of substandard concrete sewer pipe. The replacement will result in an improved sewer line, service, and safety for low- and moderate-income residents in this target area. This upgrade will reduce sewage backup into residents’ homes decreasing the complaints from city residents. It will also create or maintain jobs for engineers, contractors, and laborers.
- **Columbia Urban League** – CDBG funds were used to assist the Columbia Urban League with the facilitation, education, and outreach activities in Lexington County regarding the Fair Housing Act as described under Title VIII of the Civil Rights Act of 1968. This project was designed to educate the community of their Fair Housing Rights by analyzing local impediments, conducting workshops, developing educational material, and providing housing counseling.
- **County of Lexington Minor Home Repair (IDIS #303)** – The County of Lexington Grant Programs staff administered an in-house rehabilitation program to assist low-



and moderate-income homeowners with minor repairs to their homes to make their homes suitable for living and/or handicapped accessible.

- **County of Lexington Septic Tank Program** – CDBG funds were used to repair or replace failing septic system of low-and moderate-income (LMI) households to reduce the fecal pollutants entering the Hollow Creek Watershed area.
- **Eau Claire Cooperative Health Centers, Inc. Pelion Family Practice Extension** – CDBG funds are being used for the expansion of the Pelion Family Medical Center by approximately 1,200 square feet for four exam rooms, two offices, nurses' station, and storage space. The expansion will allow for the facility to serve approximately 1,000 additional patients per year.
- **Harvest Hope Backpack Child Feeding Program** – CDBG funds were used to expand the Backpack weekly feeding program to a minimum of 240 low- and moderate-income students in six (6) Lexington County schools.
- **Harvest Hope Mobile Food Pantry** – CDBG funds were used to expand the capacity of the Mobile Food Pantry by adding three new sites. These sites provided services for the residents of South Congaree, Pelion, and Swansea. This expansion allowed Harvest Hope to assist additional families in critical need areas of the County.
- **HOME Program Project Delivery Costs (IDIS #307)** – CDBG funds were used for project delivery costs for the County's HOME Investment Partnerships Programs - Homeownership Assistance and Home Rehabilitation. The project delivery costs included property inspections and the preparation of work specifications.
- **Lexington Interfaith Community Services (LICS)** – Lexington Interfaith Community Services (LICS) used CDBG funds to purchase two, 72 sq. ft. coolers for food storage, shelving for an existing freezer and food packaging area, and two rolling carts for food bagging with separate storage baskets at the food distribution center. These items helped reduce the amount of waste due to spoilage and provided better services for residents who rely on LICS for food sustenance. Additionally, the Statement of Work for this activity was amended to include cooking classes for clients of LICS including persons with disabilities. The class was designed to low –and-moderate income residents how to stretch their food further and eat healthily on a daily basis. The County provided an additional \$7,500 in CDBG funds from another public service activity that whose original budget was amended.
- **Lexington – Richland Alcohol and Drug Abuse Council (LRADAC) Vehicle Purchase** – CDBG funds were used to purchase a van to assist the Lexington-Richland Alcohol and Drug Abuse Council (LRADAC) with transporting individuals living in the rural communities of Batesburg-Leesville, Red Bank, Gilbert, Swansea, Pelion, Gaston, and the Edmund areas to treatment services at the LRADAC Lexington facility.

- **Midlands Housing Alliance, Inc. / Transitions** – CDBG funds were used to enhance the lives of adult men and women who are currently homeless by providing essential supplies and services while assisting them in rebuilding their lives and reentering the community. Supplies included hygiene products, linens, kitchen equipment, and bus tickets.
- **Rehabilitation Project Delivery Costs (IDIS #329)** – CDBG funds were used for project delivery costs for staff administration of the County’s Housing Rehabilitation Programs. Costs included reviewing applications for assistance, preparation of bid documents, compliance reviews, ERRs, record keeping, as well as the monitoring of housing repair projects.
- **Sistercare, Inc. Vehicle Purchase** – CDBG funds were used to purchase a van for the Lexington County I Shelter. The van was needed for shelter staff to safely transport residents to appointments and to move battered women and their children from the Shelter to independent living in scattered sites throughout the community. Additionally, Sistercare’s Statement of Work was amended to include the purchase of computers and a copier for the facility’s resource rooms to assist residents with their search for employment, housing, career training, educational opportunities, and day care facilities. The County provided an additional \$5,000 of CDBG funds from another public service activity whose budget was amended.
- **Town of Batesburg-Leesville** – This was an activity that was carried over from the previous program year. Funds were used construct 3,960 linear feet of sidewalk on Mitchell Street from Columbia Avenue to Summerland Avenue. The sidewalk provides residents and students who attend Batesburg-Leesville High School with adequate and dependable facilities where none were present.
- **Town of Gaston Public Park** – CDBG funds were used to widen and resurface the existing walking trail in the town’s park with a recycled rubber surface. This new surface eliminates the accumulation of water, provide a safer grip through friction, encourage public use, and improve the appearance of the park.
- **Town of Lexington Keeping Every Youth Safe (KEYS) Program (IDIS #296 and 331)** – This program provided at-risk youth ages 5-13 with a safe afterschool environment by introducing them to an atmosphere filled with positive adult role models. The youth participated in programs that ranged from academic training, various life skills, and other positive developmental training. At the end of this program year, KEYS had 47 Lexington County students participating in their afterschool program.
- **Town of Lexington Waterline Upgrade** – CDBG funds are being used to upgrade 2,150 LF of 2-inch water lines to 6-inch water lines on Allen Street, George Street, and Clark Street and installation of five fire hydrants. The upgrade will provide better water flow and fire safety to homes.

# HOME 2013 PY Accomplishments

## HOME PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

**Projects and Total Expenditures for PY 2013: \$481,014.45**

- **Comprehensive Housing Rehabilitation (CHR) Program** – Four (4) low- and moderate-income households were assisted with major repairs to owner-occupied units up to \$20,000 per home.
- **Community Housing Development Organizations (CHDOs)** – In Program Year 2012 an agreement was executed between the County of Lexington and Community Assistance Provider (CAP) to provide them with a low-interest loan of \$510,000 (of which \$150,000 were CDBG funds) towards the purchase, rehabilitation, and rental of five affordable housing units to low- and moderate-income households. In Program Year 2013 the agreement was amended to purchase a sixth home in the Lloydwoods Subdivision. The loan was amended from \$510,000 to \$546,000 to include the purchase of the additional home. This amended agreement was executed to assist the County in moving forward with its plan to provide safe, decent, and affordable housing for low-and-moderate income residents. The properties selected are in and around the Lloydwoods Subdivision in West Columbia. The County's partnership with CAP was designed to strengthen a neighborhood that traditionally has had a high vacancy rate but is located in a community well positioned to serve modest income families due to its proximity to natural and cultural amenities.

# Summary of Resources and Distribution of Funds

## SOURCES OF FUNDS

The United States Department of Housing and Urban Development (HUD) awarded the County of Lexington the following funds for the 2013 Program Year:

Community Development Block Grant (CDBG) Program	\$1,435,995
HOME Investment Partnerships (HOME) Program	\$479,747

These awards were made as formula grants under the regulations of HUD's Office of Community Planning and Development. The funding was allocated following the approval of the County's 2013 Annual Action Plan and the County's annual budgetary process.

## HOME MATCH REQUIREMENTS

Match requirements for the County's HOME Program were met through the following non-federal funding sources from July 1, 2013 through June 30, 2014:

### EXHIBIT I

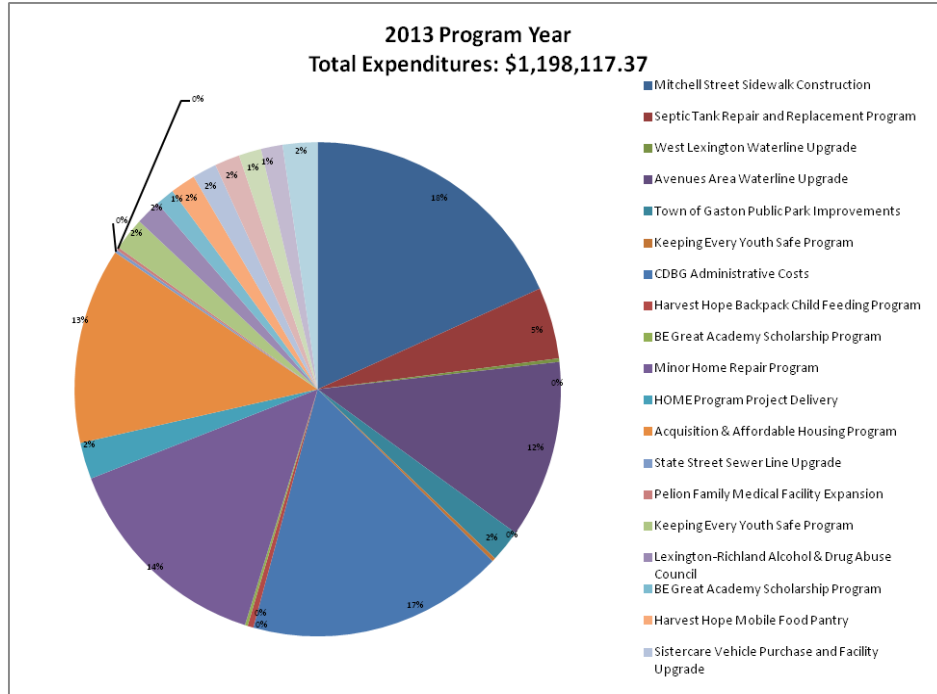
Project	Match Received
County of Lexington - Cash	\$47,891.37
Habitat for Humanity - Affordable Housing and Rehabilitation Projects	\$257,114.66
Community Assistance Providers	\$34,254.51

They were met through the private donations used to purchase materials and the calculated value of volunteer labor hours. According to HOME Program guidelines, match funding occurring during the program year will be carried forward to meet match requirements in future program years. The County maintains a match log to document all match contributions.

## SUMMARY OF EXPENDITURES

**CDBG Program** - During the 2013 Program Year, a total of \$1,198,117.37 was expended on CDBG activities and administration costs identified in the 2013 Annual Action Plan and in previous Action Plans. HUD requires that a minimum of 70 percent of CDBG expenditures (not including planning and administration) benefit LMI persons or households over a one to three-year reporting period. During the 2013 Program Year, all funds other than planning and administration were expended on activities benefiting over 70 percent LMI persons and households.

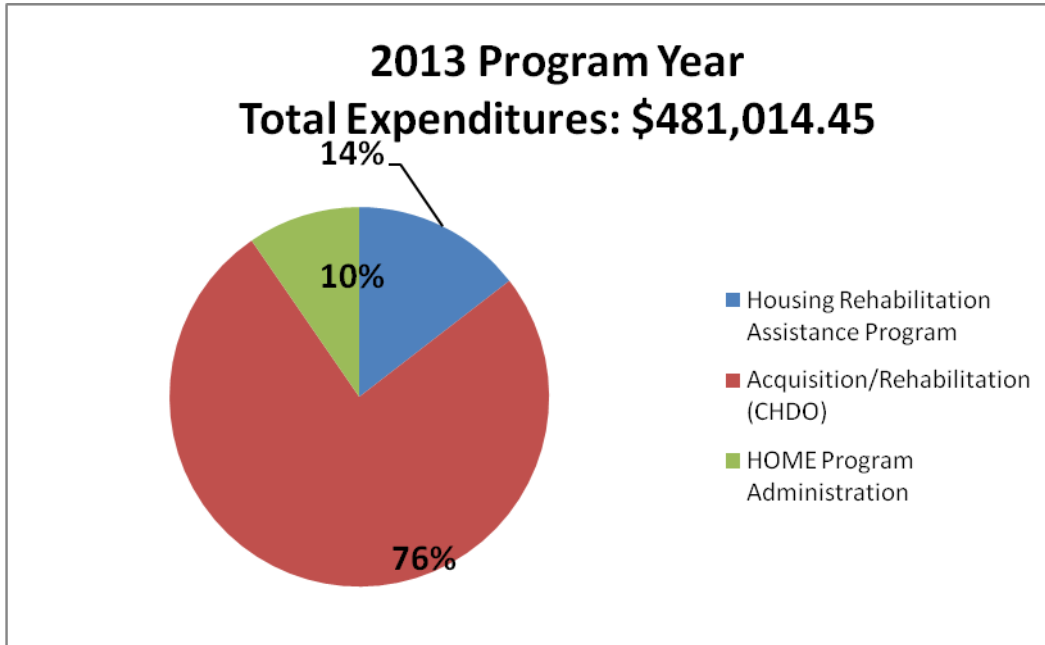
## EXHIBIT II



During Program Year 2013 expenditures were made for various activities including public facility improvements, demolition and clearance, housing rehabilitation, sidewalk and street paving, property acquisition, and afterschool youth programs.

**HOME Program** - During the 2013 Program Year, a total of \$481,014.45 in HOME funds were expended for administration and project activities identified in the 2013 and 2012 Annual Action Plans. Some expenditures on activities made during the Program Year were for Down Payment Assistance and Comprehensive Housing Rehabilitation. 100% of all funds expended on activities benefited low- to moderate-income households.

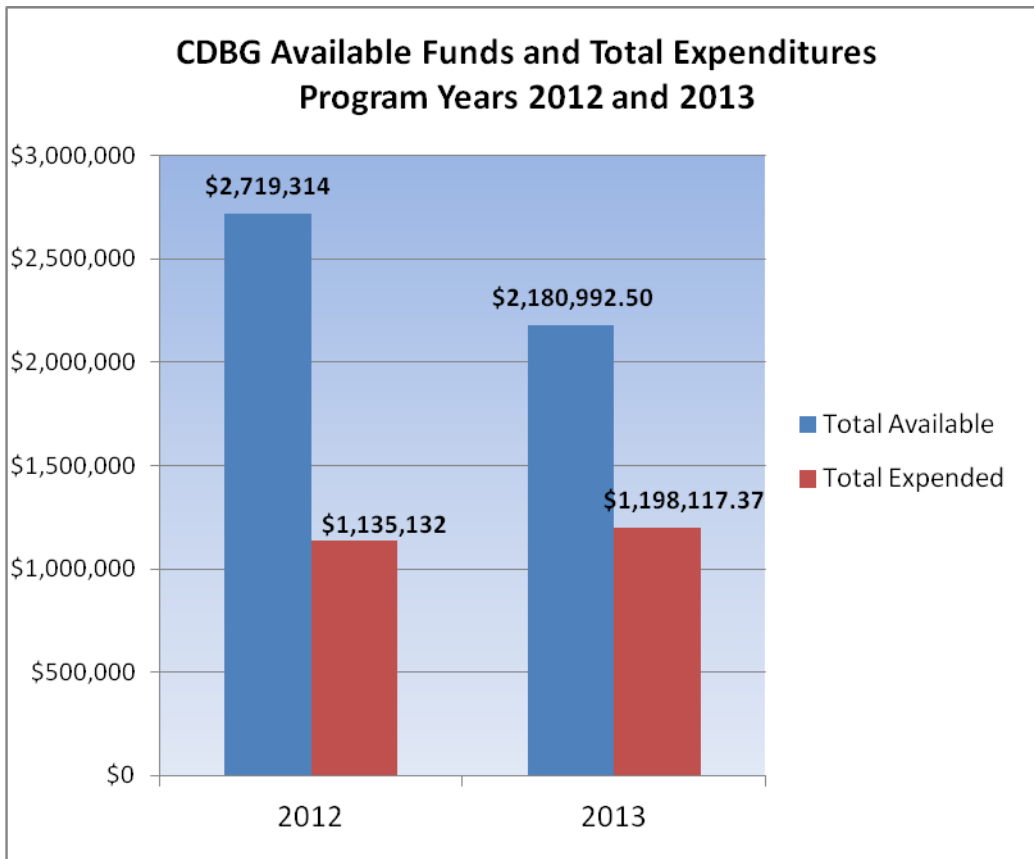
**EXHIBIT III**



**TIMELINESS AND COMMITMENT OF EXPENDITURES**

As of May 2014, the County of Lexington met its CDBG timeliness and HOME commitment requirements for Program Year 2013.

**EXHIBIT IV**



**CDBG PROJECT EXPENDITURES**

The County's Program Year 2013 CDBG expenditures as shown below:

IDIS #	Project	Budgeted	Expended in Program Year	Expended as of 6/30/2013	Carry Forward
87	Demolition and Clearance Program	\$45,000	\$0	\$31,135	Closed
241	Mitchell Street Sidewalk Construction	\$307,540	\$219,486.10	\$245,091.10	\$281,935
242	Minor Home Repair Program	\$250,000	\$0	\$249,954.40	Closed
243	Spring Street Water Line Upgrade	\$207,400	\$0	\$183,843.50	Closed
244	Septic Tank Repair and Replacement	\$103,000	\$56,073.20	\$85,823.20	\$17,176.80
245	Habitat Property Acquisition	\$70,000	\$0	\$60,544.38	Closed
248	HOME Program Project Delivery	\$45,000	\$0	\$45,000	Closed
276	West Columbia Clearance and Demolition	\$3,420	\$0	\$3,420	Closed
293	West Lexington Water Line Upgrade	\$210,000	\$2,739	\$2,739	\$207,261
294	Avenues Area Waterline Upgrade	\$171,083	\$139,551.56	\$139,551.56	\$31,531.44

296	Keeping Every Youth Safe Program	\$73,346	\$2,883.54	\$72,767.01	Closed
297	Backpack Weekend Child Feeding Program	\$64,800	\$4,655.90	\$64,800	Closed
298	BE Great Academy Scholarship Program	\$63,800	\$2,171.23	\$63,800	Closed
299	Duffie Work Activity Center	\$17,485	\$0	\$14,019	Closed
300	Sistercare, Inc. Shelter Improvements	\$18,500	\$0	\$16,400	Closed
301	Platt Springs Road Blight Removal	\$65,200	\$1,250	\$1,250	\$63,950
302	Gaston Public Park Improvements	\$25,410	\$25,410	\$25,410	Completed
303	Minor Home Repair Program	\$450,000	\$171,127.59	\$265,962.59	\$184,037.41
305	CDBG Program Administration	\$246,224	\$12,609.15	\$232,906.33	Closed
307	HOME Project Delivery	\$45,000	\$28,625.86	\$33,741.13	\$11,258.87
317	Rehab Project Delivery	\$7,469	\$0	\$7,469	Closed
319	337 Colonial Drive- CAP Acquisition	\$30,000	\$30,000	\$30,000	Closed
320	315 Hadley Hall- CAP Acquisition	\$30,858.39	\$30,858.39	\$30,858.39	Closed
321	320 Hadley Hall- CAP Acquisition	\$29,141.61	\$29,141.61	\$29,141.61	Closed
322	304 Rossclan Road- CAP Acquisition	\$30,000	\$30,000	\$30,000	Closed
323	331 Creighton Drive- CAP Acquisition	\$29,141.61	\$29,141.61	\$29,141.61	Closed
325	CDBG Program Administration	\$278,350	\$183,950.13	\$183,950.13	\$103,399.87
326	Fair Housing Education	\$12,070	\$7,490	\$7,490	\$4,580
327	Affordable Housing Acquisition	\$445,000	\$3,660	\$3,660	\$441,340
329	MHR Rehabilitation Administration	\$39,495	\$27,744.22	\$27,744.22	\$5,070.88
330	State Street Sewer Line Replacement	\$173,381	\$2,378	\$2,378	\$171,030
331	Keeping Every Youth Safe Program	\$25,915.57	\$25,915.57	\$25,915.57	Closed
332	LRADAC Van Purchase	\$20,000	\$20,000	\$20,000	Completed
333	BE GREAT Academy Scholarship Program	\$15,000	\$15,000	\$15,000	Completed
334	Mobile Food Pantry – Harvest Hope	\$20,000	\$19,999.91	\$19,999.91	Completed
337	Sistercare Van Purchase	\$25,000	\$19,254	\$19,254	\$5,746
338	Urban League Fair Housing Initiative	\$20,000	\$20,000	\$20,000	Completed
339	LICS Donation Center Improvements	\$18,500	\$17,844.04	\$17,844.04	\$655.93
341	Transitions	\$22,500	\$17,223.37	\$17,223.37	\$5,276.63
349	Pelion Family Medical Facility Expansion	\$103,000	\$2,325	\$2,325	\$100,675



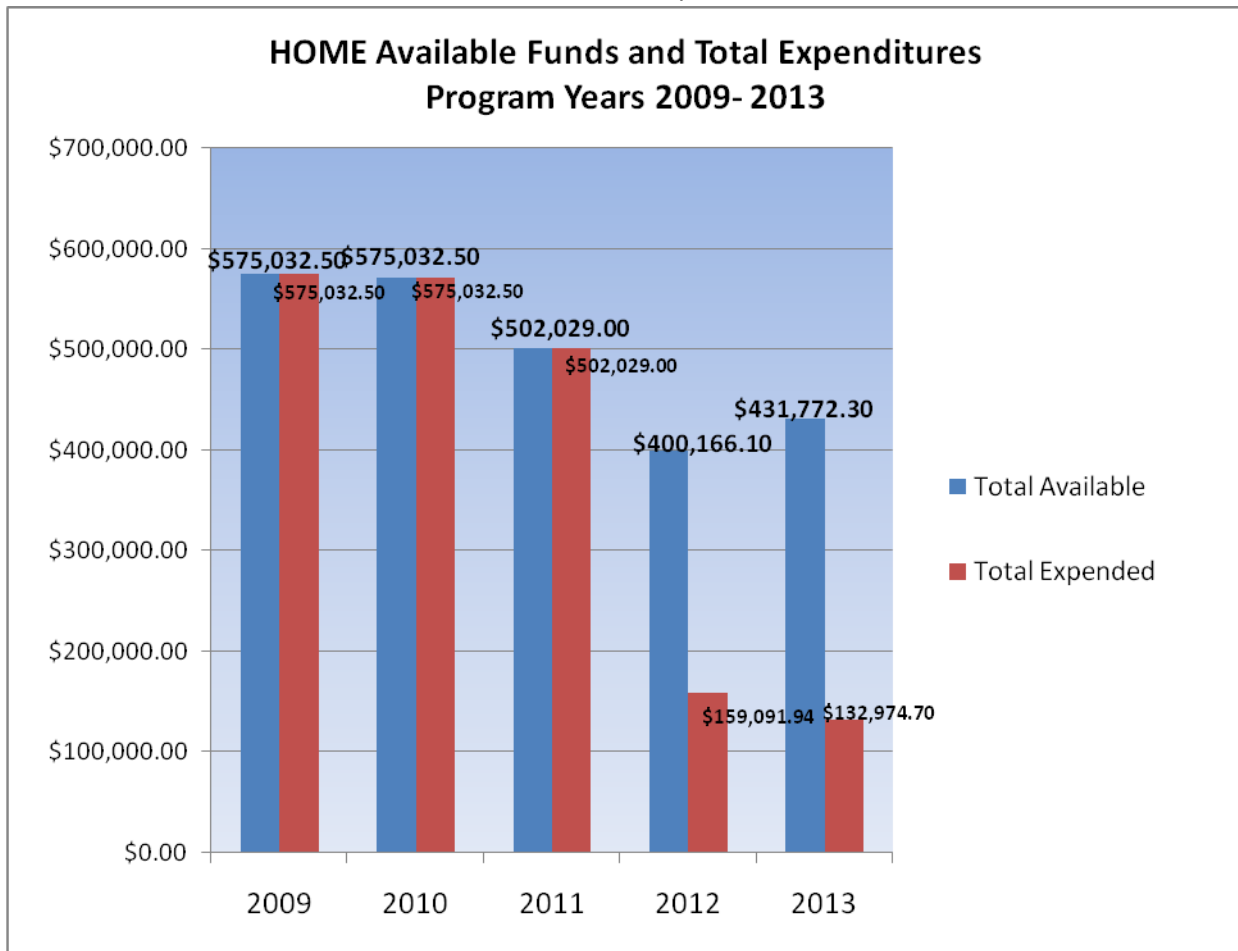
## EXHIBIT VI

### HOME COMMITMENT REQUIREMENTS

Program Year	Amount Authorized for Activities	Amount Committed to Activities	Percent Committed
2009	\$575,032.50	\$575,032.50	100%
2010	\$571,032.90	\$571,032.90	100%
2011	\$502,029.00	\$502,029.00	100%
2012	\$400,166.10	\$283,104.94	70.7%
2013	\$431,772.30	\$0	0%

As shown in Exhibit VI, the County spent approximately 30.8% of its total available HOME funds during the 2013 program year.

## EXHIBIT VI



## HOME Investment Partnerships Program Expenditures

The County's Program Year 2013 HOME expenditures as shown below:

IDIS Project No.	<u>2013 Project</u>	Budgeted	Expended in Program Year	Expended as of 6/30/2013	Carry Forward Amount
1	HOME Program Administration	\$47,974	\$46,166.45	\$46,166.45	\$1,807.55
2	Comprehensive Housing Rehabilitation	\$221,773	\$69,848	\$69,848	\$151,925
3	Homeownership/Down Payment Assistance	\$50,000	\$0	\$0	\$50,000
10	Acquisition/Rehabilitation/ Affordable Housing (CHDO)	<b>**\$520,000</b>	\$365,000	\$365,000	\$155,000

**\*\*\$360,000 was carried over from Program Year 2012 and added to Program Year 2013.**

# Assessment of Progress Toward 5 – Year Goals

## SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS

The priorities identified in Lexington County’s Consolidated Plan for Program Years 2010 - 2014 are:

- **Priority Need 1:** Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.
- **Priority Need 2:** Ensure adequate and safe infrastructure to meet basic needs of residents.
- **Priority Need 3:** Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
- **Priority Need 4:** Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons.
- **Priority Need 5:** Provide and/or support adequate, safe and affordable housing.
- **Priority Need 6:** Provide mechanisms and forums for collaboration, coordination, and capacity building.

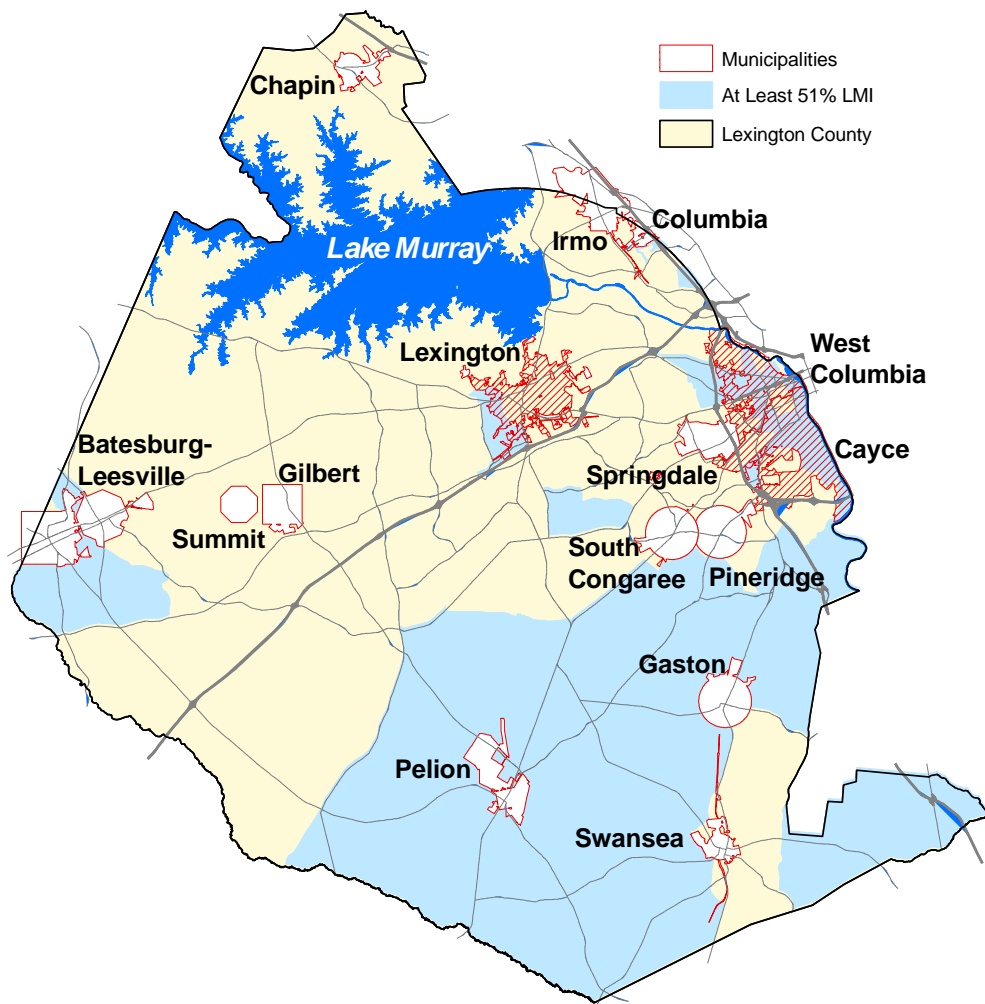
A variety of projects have been implemented since the program’s inception that addresses these priorities. Projects have included infrastructure such as water, sewer, and road improvements, neighborhood initiatives addressing public health and safety including storm water drainage systems, fair housing education, an analysis of the community’s homeless population, public service projects, public safety facilities, fire services equipment and minor home repairs. These activities benefit a diverse area of low- and moderate-income areas and residents across the County.

The 2000 Census indicated that the County of Lexington had a significant number of block groups with 51% or more LMI persons. The majority of these areas are located in the mostly rural southern portion of the County. These rural areas of the County lack many of the public facilities and infrastructure necessary to foster strong and healthy communities. To this end, the County continues to focus on infrastructure-related activities that provide basic services to our rural neighborhoods and communities. The infrastructure and public safety portion(s) of our plan help build strong and healthy communities that encourage economic opportunities and contribute to an enhanced quality of housing, financial stability, and a better quality of life.

## Geographic Distribution

For the 2013 Program Year, the County of Lexington's Office of Community Development provided funds for projects primarily benefiting low- and moderate-income residents of unincorporated Lexington County, as well as the fourteen participating Entitlement municipalities of the County of Lexington.


During the program year, the County focused its CDBG funds on infrastructure, public facilities, neighborhood revitalization, and a myriad of public service activities. The County focused its HOME funds on affordable housing projects. The map below details the County of Lexington's predominant LMI Block Groups. The map indicates that the County's LMI areas are mostly in the rural southern portion of the County, thus supporting the concentrations of LMI supports the County's continued focus on the needs of our rural areas.





## CDBG COMPLETED PROJECTS

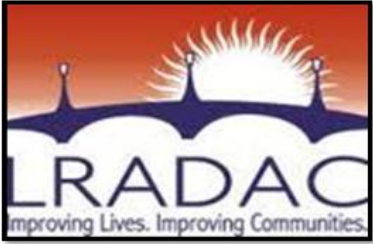
The following list of projects have expended their awarded funding and completed the scope of work during the 2013 program year. Their associated performance is described on the following pages:


- **BE GREAT Academy Scholarship Program (IDIS #333)**
- **Columbia Urban League Fair Housing Initiative**
- **Harvest Hope Mobile Food Pantry**
- **Lexington-Richland Alcohol and Drug Abuse Council Vehicle Purchase**
- **Town of Gaston Public Park Improvements**

<b>BE GREAT Academy Afterschool Scholarship Program</b>		<b>HUD Activity Number: 333</b>
<p>CDBG funds were used to provide the Boys &amp; Girls Clubs of the Midlands with operational support for low- and moderate-income children to attend their BE GREAT Academy Afterschool Program. This program offered a variety of youth development programs in core areas including education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.</p>		
Total Expenditures: \$15,000	Matrix Code: 05D – Youth Services	
Objective: Suitable Living Environment		
Outcome: Sustainability		
<b>Accomplishment Data:</b>		
Proposed Accomplishment: 15 LMI youth		
Actual Outcome: This activity met its scope of work and benefited 15 LMI youth within Lexington County.		

<b>Columbia Urban League Fair Housing Initiative</b>		<b>HUD Activity Number: 338</b>
<p>CDBG funds were used to assist the Columbia Urban League with the facilitation, education, and outreach activities in Lexington County regarding the Fair Housing Act as described under Title VIII of the Civil Rights Act of 1968. This project was designed to educate the community of their Fair Housing Rights by analyzing local impediments, conducting workshops, developing educational material, and providing housing counseling.</p>		
Total Expenditures: \$20,000	Matrix Code: 05J – Fair Housing Activities	
Objective: Suitable Living Environment		
Outcome: Availability/Accessibility		
<b>Accomplishment Data:</b>		
Proposed Accomplishment: Approximately 150 LMI persons		
Actual Outcome: The outcome of the project is that approximately 146 LMI persons participated in this Fair Housing Initiative, which included a greater understanding of federal fair housing statutes, their rights, and some limited job training.		

<b>Harvest Hope Mobile Food Pantry</b>		<b>HUD Activity Number: 334</b>
<p>CDBG funds were used to expand the capacity of the Mobile Food Pantry by adding three new sites. These sites provided services for residents of South Congaree, Pelion, and Swansea. A typical Mobile Food Pantry serves approximately 125 families or 324 individuals. This expansion allowed Harvest Hope to assist additional families in the critically needed areas of the County.</p>		
Total Expenditures: \$19,999.91	Matrix Code: 05 – Public Service	
Objective: Suitable Living Environment		
Outcome: Availability / Accessibility		
<b>Accomplishment Data:</b>		
Proposed Accomplishment: Approximately 324 LMI persons		
Actual Outcome: This activity met its scope of work and benefited 7,304 LMI persons within Lexington County.		

<b>Lexington-Richland Alcohol and Drug Abuse Council</b>		<b>HUD Activity Number: 332</b>
<p>CDBG funds were used to purchase a van to assist the Lexington-Richland Alcohol and Drug Abuse Council (LRADAC) with transporting individuals living in the rural communities of Batesburg-Leesville, Red Bank, Gilbert, Swansea, Pelion, Gaston, and the Edmund areas to treatment services at the LRADAC Lexington facility.</p>		
Total Expenditures: \$20,000	Matrix Code: 05E – Transportation Services	
Objective: Suitable Living Environment		
Outcome: Availability / Accessibility		
<b>Accomplishment Data:</b>		
Proposed Accomplishment: Approximately 60 LMI persons		
Actual Outcome: This activity has expended 100% of its awarded funding. However, because there was a delay purchasing the vehicle this activity will remain open to monitor the number of beneficiaries.		

<b>Town of Gaston Public Park Improvements</b>		<b>HUD Activity Number: 302</b>
<p>CDBG funds were used to widen and resurface the existing walking path in the town’s public park with a recycled rubber surface. This new surface eliminates the accumulation of water, provides a safer grip through friction, encourages public use, and improves the appearance of the park.</p>		
Total Expenditures: \$25,410	Matrix Code: 03F– Parks/Recreation Facilities	
Objective: Suitable Living Environment		
Outcome: Availability / Sustainability		
<b>Accomplishment Data:</b>		
Proposed Accomplishment: Approximately 1,310 with 63% of the population being LMI persons		
Actual Outcome: The total amount of beneficiaries was 12,416 which is the population of this service area.		

## **CDBG CLOSED PROJECTS**


The following are projects that were completed and closed in IDIS during the 2013 Program Year. They are described on the following pages:

- **BE GREAT Academy Scholarship Program (IDIS #298)**
- **Demolition and Clearance Program**
- **Duffie Work Activity Center**
- **Keeping Every Youth Safe Program (IDIS #296 & 331)**
- **Habitat for Humanity Property Acquisition**
- **Harvest Hope Backpack Child Feeding Program**
- **HOME Program Project Delivery**
- **Minor Home Repair Program (IDIS #242)**
- **Rehabilitation Project Delivery**
- **Sistercare Shelter Improvements**
- **Spring Street Waterline Upgrade**
- **West Columbia Clearance and Demolition Program**
- **Acquisition and Affordable Housing**
  - **304 Rossclan Road**
  - **315 Hadley Hall**
  - **320 Hadley Hall**
  - **331 Creighton Drive**
  - **337 Colonial Drive**




**BE GREAT ACADEMY SCHOLARSHIP PROGRAM  
BOYS AND GIRLS CLUB OF THE MIDLANDS**


HUD Activity Number: 298

<b>Description</b>		
At the end of the 2012 Program Year, 29 low- and moderate-income youth attended the BE Great Academy 2012-2013 After school Program. The BE Great Academy offered a variety of youth development programs in core areas that included education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.		
<b>Eligibility Citation:</b>	<b>570.201 (e)</b>	<b>Funding:</b> <b>CDBG 2012</b>
<b>National Objective:</b>	<b>570.208 (a) (2) Limited Clientele</b>	
<b>HUD Matrix Code:</b>	<b>05D - Youth Services</b>	
<b>Location:</b>	Lexington County	
<b>Priority Need:</b>	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
<b>Objective</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Sustainability	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
This project served 29 low-and moderate-income at-risk youth.		March 12, 2014
<b>Accomplishments to Date:</b>	Program completed for the school year	

**DEMOLITION AND CLEARANCE PROGRAM**  
**COUNTY OF LEXINGTON**  
 HUD Activity Number: 87

<b>Description</b>		
The demolition and clearance program was an activity administered in-house by County grant staff. CDBG funds were used in conjunction with County funds for the removal of derelict mobile homes, dilapidated single-family units, and unsafe structures within the County of Lexington. This activity was on-going and was carried through several program years. At the end of the 2013 Program Year a total of seven units were demolished and cleared.		
<b>Eligibility Citation:</b>	<b>570.201 (d)</b>	<b>Funding:</b> <b>CDBG 2009</b>
<b>National Objective:</b>	<b>570.208 (b) (2) Slum/Blight on Spot Basis</b>	
<b>HUD Matrix Code:</b>	<b>04 - Clearance and Demolition</b>	
<b>Location:</b>	Lexington County	<b>Total Expenditures:       \$31,135</b>
<b>Priority Need:</b>	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
<b>Objective</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Sustainability	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
This project will benefit low-and moderate-income homeowners and residents of the areas of the County.		June 30, 2014
<b>Accomplishments to Date:</b>	Assisted with the removal of seven blighted units.	


**DUFFIE WORK ACTIVITY CENTER  
BABCOCK CENTER, INC.  
HUD Activity Number: 299**

<b>Description</b>		
CDBG funds were used for the purchase and installation of permanent canopies. The canopies allow for a safe, sheltered area for loading and unloading thereby reducing the likelihood of accidents for both staff and program participants of the Mary L. Duffie Seniors Program. The Mary L. Duffie Seniors Program supports persons with lifelong disabilities.		
<b>Eligibility Citation:</b>	<b>570.201 (d)</b>	<b>Funding: CDBG 2012</b>
<b>National Objective:</b>	<b>570.208 (a) (2) Limited Clientele</b>	
<b>HUD Matrix Code:</b>	<b>03B - Handicapped Centers</b>	
<b>Location:</b>	Lexington County	<b>Total Expenditures:       \$14,019</b>
<b>Priority Need:</b>	Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.	
<b>Objective</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability / Accessibility	
<b>Beneficiaries:</b> Persons with disabilities / LMC.		<b>Completion Date:</b> March 11, 2014
<b>Accomplishments to Date:</b>	Assisted 60 LMC residents of Lexington County.	

## KEEPING EVERY YOUTH SAFE PROGRAM


### TOWN OF LEXINGTON

HUD Activity Number: 296 & 331


<b>Description</b>			
<p>This program provided at-risk youth ages 5-13 with a safe afterschool environment by introducing them to an atmosphere filled with positive adult role models. The youth participated in programs that ranged from academic training, various life skills, and other positive developmental training. At the end of this program years, KEYS had 88 Lexington County students participating in their afterschool program.</p>			
<b>Eligibility Citation:</b>	<b>570.201 (e)</b>	<b>Funding:</b>	
<b>National Objective:</b>	<b>570.208 (a) (2) Limited Clientele</b>	<b>CDBG 2012</b>	<b>\$72,767.01</b>
<b>HUD Matrix Code:</b>	<b>05D - Youth Services</b>	<b>CDBG 2013</b>	<b>\$25,915.57</b>
<b>Location:</b>	Town of Lexington	<b>Total Expenditures:</b>	<b>\$98,682.58</b>
<b>Priority Need:</b>	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
<b>Objective</b>	Create Suitable Living Environment		
<b>Outcome:</b>	Sustainability		
<b>Beneficiaries:</b>		<b>Completion Date:</b>	
This project served 50 low-and moderate-income at-risk youth ages 5-13.		PY2012 (IDIS #296) - 3/11/14	
		PY2013 (IDIS #331) - 5/28/14	
<b>Accomplishments to Date:</b>	Program completed for the school year		

**PROPERTY ACQUISITION FOR AFFORDABLE HOUSING  
CENTRAL SC HABITAT FOR HUMANITY**


HUD Activity Number: 245

<b>Description</b>		
CDBG funds were used to acquire four (4) lots on Old Bush River Road to build four (4) single-family affordable housing units that will benefit 12 low and moderate income persons (LMI). The units were sold to households in the 30 to 50% median income range. These families pay an interest-free mortgage that will be held by CSC Habitat for approximately \$200 per month.		
<b>Eligibility Citation:</b>	570.201 (a)	<b>Funding:</b> CDBG 2011
<b>National Objective:</b>	570.208 (a)(3) Housing Activities	
<b>HUD Matrix Code:</b>	01 - Acquisition of Real Property	
<b>Location:</b>	Lexington County	<b>Total Expenditures:</b> <b>\$60,544.38</b>
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Objective</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Affordability	
<b>Beneficiaries:</b> This project will benefit approximately 12 LMI persons in the County.		<b>Completion Date:</b> March 24, 2014
<b>Accomplishments to Date:</b>	A total of four lots were purchased and four single family affordable units were constructed and sold to LMI families.	


**BACKPACK WEEKEND CHILD FEEDING PROGRAM**  
**HARVEST HOPE FOOD BANK**  
 HUD Activity Number: 297

<b>Description</b>		
CDBG funds were used to expand the weekly backpack feeding program to a minimum of 240 low-and moderate-income students in six (6) Lexington County schools who participate in the free and reduced lunch rates near or above 75% of the enrollment for a 36 week period during the 2012-2013 school year. The Backpack meal service program is for children ages 6 to 18 that have been identified as being at risk for hunger.		
<b>Eligibility Citation:</b>	570.201 (e)	<b>Funding:</b> CDBG 2012  <b>Total Expenditures:</b> <b>\$64,800</b>
<b>National Objective:</b>	570.208 (a) (2) Limited Clientele	
<b>HUD Matrix Code:</b>	05D - Youth Services	
<b>Location:</b>	Lexington County	
<b>Priority Need:</b>	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b> The project will benefit at least 240 LMI children.		<b>Completion Date:</b> March 19, 2014
<b>Accomplishments to Date:</b>	At the end of the program year, 904 children ages 6-18 benefited from the Backpack program.	

**HOME PROGRAM PROJECT DELIVERY  
COUNTY OF LEXINGTON  
HUD Activity Number: 248**


<b>Description</b>		
CDBG funds were used for activity delivery costs of the HOME Program. Costs included property inspections fees for the Homeownership Assistance, Homeownership Loan, and Home Rehabilitation programs as well as preparation of work specifications.		
<b>Eligibility Citation:</b>	<b>570.206 (g)</b>	<b>Funding:</b> CDBG 2011  <b>Total Expenditures:</b> <b>\$45,000</b>
<b>National Objective:</b>	<b>570.208 (a) (3) Housing Activities</b>	
<b>HUD Matrix Code:</b>	<b>14H - Rehab: Administration</b>	
<b>Location:</b>	Lexington County	
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Affordability	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
The project will benefit LMI persons within Lexington County.		March 5, 2014
<b>Accomplishments to Date:</b>	At the end of the program year, we assisted 44 household in the County of Lexington.	

**MINOR HOME REPAIR PROGRAM  
COUNTY OF LEXINGTON  
HUD Activity Number: 242**


<b>Description</b>		
Funds were used to assist approximately 55 low-and moderate-income homeowners with minor repairs to their homes. Qualified applicants will received up to \$7,500 in repairs for various improvements needed for their homes including accessibility, HVAC system replacement, tree removal, broken windows, etc.		
<b>Eligibility Citation:</b>	<b>570.206 (g)</b>	<b>Funding: CDBG 2011</b>  <b>Total Expenditures:     \$249,954.40</b>
<b>National Objective:</b>	<b>570.208 (a) (2) Housing Activities</b>	
<b>HUD Matrix Code:</b>	<b>14A - Rehab; Single-Unit Residential</b>	
<b>Location:</b>	Lexington County	
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Affordability	
<b>Beneficiaries:</b> The project will benefit LMI persons within Lexington County.		<b>Completion Date:</b> March 5, 2014
<b>Accomplishments to Date:</b>	At the end of the program year, we assisted 63 household in the County of Lexington.	



**REHABILITATION PROJECT DELIVERY  
COUNTY OF LEXINGTON  
HUD Activity Number: 317**

<b>Description</b>		
Funds were used for project administrative costs including but not limited to processing of applications, work write-ups, and other services associated with carrying out the County's rehabilitation programs.		
<b>Eligibility Citation:</b>	<b>570.206</b>	<b>Funding:</b> CDBG 2012  <b>Total Expenditures:</b> <b>\$7,469</b>
<b>National Objective:</b>	<b>570.208 (a)(3) Housing Activities</b>	
<b>HUD Matrix Code:</b>	<b>14H - Rehabilitation Administration</b>	
<b>Location:</b>	County of Lexington	
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Objective:</b>	Suitable Living Environment	
<b>Outcome:</b>	Affordability	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
This project will benefit approximately 30 LMI households.		April 15, 2014
<b>Accomplishments to Date:</b>	Upon completion of the program year, there were 23 LMI families that were assisted through the County's rehabilitation program.	


**SHELTER FACILITY IMPROVEMENTS  
SISTERCARE, INC.  
HUD Activity Number: 300**

<b>Description</b>		
<p>CDBG funds were used to replace the HVAC system, duct system, and roof at their Lexington County Shelter for battered women and their children. The HVAC system malfunctioned on a regular basis and was too costly to repair. The roof was 17 years old and had numerous leaks. These improvements made the shelter safe and more secure for residents, staff, and volunteers.</p>		
<b>Eligibility Citation:</b>	<b>570.201 (c)</b>	<b>Funding:</b> CDBG 2012  <b>Total Expenditures:</b> <b>\$16,400</b>
<b>National Objective:</b>	<b>570.208 (a) (2) Limited Clientele</b>	
<b>HUD Matrix Code:</b>	<b>03C - Homeless Facilities (no operating costs)</b>	
<b>Location:</b>	Lexington County	
<b>Priority Need:</b>	Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.	
<b>Objective:</b>	Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
The project proposed to benefit at least 225 people with 96% LMI.		March 17, 2014
<b>Accomplishments to Date:</b>	At the end of the program year, 204 battered women benefited from the use of CDBG funding.	

**SPRING STREET WATERLINE UPGRADE  
CITY OF WEST COLUMBIA  
HUD Activity Number: 243**


<b>Description</b>		
<p>CDBG funds were used to upgrade 2,000 linear feet of deteriorating 2 and 4 inch water lines with 6 inch water lines on Spring Street and install 3 fire hydrants. The old lines were galvanized which caused rust to get into the service lines posing potential health hazards to residents. The hydrants provide fire protection for Spring Street and surrounding side streets.</p>		
<b>Eligibility Citation:</b>	570.201 (c)	<b>Funding:</b> CDBG 2011  <b>Total Expenditures:</b> <b>\$183,843.50</b>
<b>National Objective:</b>	570.208 (a) (1) Low Mod Area	
<b>HUD Matrix Code:</b>	03J – Water/Sewer Improvements	
<b>Location:</b>	Spring Street between State Street and S. Lucas Street	
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet basic needs of residents.	
<b>Objective:</b>	Suitable Living Environment	
<b>Outcome:</b>	Sustainability	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
The project proposed to benefit approximately 50 people with 76% LMI.		February 21, 2014
<b>Accomplishments to Date:</b>	At the end of the project, the rusted antiquated waterlines were replaced.	

**CLEARANCE AND DEMOLITION  
CITY OF WEST COLUMBIA  
HUD Activity Number: 276**

<b>Description</b>		
CDBG funds were used to demolish five (5) residential structures in the City of West Columbia. The structures were condemned and were a detriment to public health and safety. They were located in low- and moderate- income neighborhoods and contribute to the decline of the community. This activity was funded in conjunction with CDBG-R		
<b>Eligibility Citation:</b>	<b>570.201 (d)</b>	<b>Funding:</b> CDBG 2011  <b>Total Expenditures:</b> <b>\$3,420</b>
<b>National Objective:</b>	<b>570.208 (b) (1) Slum/Blight Spot</b>	
<b>HUD Matrix Code:</b>	<b>04 – Clearance and Demolition</b>	
<b>Location:</b>	City of West Columbia	
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet basic needs of residents.	
<b>Objective:</b>	Suitable Living Environment	
<b>Outcome:</b>	Sustainability	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
		February 3, 2014
<b>Accomplishments to Date:</b>	With the use of CDBG funding, blighted areas have been eliminated.	

**ACQUISITION AND AFFORDABLE HOUSING PROGRAM  
COUNTY OF LEXINGTON**

HUD Activity Number: 319,320,321,322,323

<b>Description</b>		
CDBG funds were used for the acquisition of five (5) lots in the Lloydwoods Subdivision located in the City of Cayce. These funds were used in conjunction with the County's HOME program which awarded a local Community Housing Development Organization funding to acquire and rehabilitate housing for either homeownership or rental activities.		
<b>Eligibility Citation:</b>	<b>570.206 (g)</b>	<b>Funding:</b> CDBG 2012  <b>Total Expenditures:</b> <b>\$150,000</b>
<b>National Objective:</b>	<b>570.208 (a) (3) Housing Activities</b>	
<b>HUD Matrix Code:</b>	<b>14G - Acquisition for Rehabilitation</b>	
<b>Location:</b>	County of Lexington	
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Objective:</b>	Decent Housing	
<b>Outcome:</b>	Affordability	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
These proposed beneficiaries will be approximately 4 LMI County of Lexington households.		March 10, 2014
<b>Accomplishments to Date:</b>	With the use of CDBG funding, five (5) houses were acquired and rehabilitated. These units were made affordable for LMI families of Lexington.	

## HOME CONTINUED PROJECTS

The following projects were continued into the 2013 Program Year and are described on the following pages:

- **Down Payment Assistance (DPA) Program (HUD Project #3)**
- **Comprehensive Housing Rehabilitation Program (HUD Project #2)**
- **Community Housing Development Organization (CHDO) (HUD Project #10)**

<b>Down Payment Assistance (DPA) Program</b> HUD Project Number: 3	
<b>Description</b>	
	<p>Homeownership is recognized as the primary means of accumulating wealth for most Americans. However, homeownership is about more than wealth; it is an intangible force that holds neighborhoods together. When the majority of people own the homes in which they live, households tend to be more stable, schools performance increases, economic opportunities increase, and communities become more sustainable.</p> <p>These are the driving factors behind the County's Down Payment Assistance (DPA) Program that provides first-time homebuyers with down payment and/or closing cost assistance of up to \$5,000.</p>
<b>Eligibility Citation:</b>	92.205 (a)(1)
<b>HUD Matrix Code:</b>	13 - Direct Homeownership Assistance
<b>Location:</b>	The County of Lexington
<b>Priority Need:</b>	Provide and/or support adequate, safe, and affordable housing.
<b>Performance Objectives:</b>	<ul style="list-style-type: none"> <li>• Suitable Living Environment</li> <li>• Decent Housing</li> </ul>
<b>Performance Outcome(s):</b>	<ul style="list-style-type: none"> <li>• Availability</li> <li>• Sustainability</li> </ul>
<b>Beneficiaries:</b>	<b>Completion Date:</b>
To date, there have been 153 households assisted to-date.	By or before June 30, 2014
<b>Accomplishments to Date:</b>	No applications were received in Program Year 2013; the program has been modified to improve participation and the desired outcome(s).
<b>Current Status:</b>	Program underway
<b>Administered by:</b>	County of Lexington Community Development Grant Programs Division

## COMPREHENSIVE HOUSING REHABILITATION

HUD Project Number: 2

### Description



The purpose of this program is to improve the living conditions as well as the health and safety of low -and-moderate income persons living in owner occupied residences. Additionally, an important goal is to increase the number of good, habitable dwelling units and improve the housing stock by providing funding to homeowners to rehabilitate their homes.

The County's Comprehensive Housing Rehabilitation Program aids in preventing the spread of blight, improves the availability and desirability of housing in the County, discourages the abandonment or neglect of residential dwelling units, promotes continued homeownership, increases the attractiveness of existing neighborhoods, and increases local employment.

<b>Eligibility Citation:</b>	<b>92.205 (a) (1)</b>	<b>HOME 2013 Funding: \$221,773</b>  <b>Expenditures to Date: \$69,848</b>
<b>HUD Matrix Codes:</b>	14A - Rehab; Single-Unit Residential 14H - Rehab; Administration	
<b>Location:</b>	Throughout Lexington County	
<b>Priority Need:</b>	Provide and/or support adequate, safe, and affordable housing.	
<b>Performance Objectives:</b>	<ul style="list-style-type: none"> <li>• Suitable Living Environment</li> <li>• Decent Housing</li> </ul>	
<b>Outcome(s):</b>	<ul style="list-style-type: none"> <li>• Availability</li> <li>• Sustainability</li> </ul>	
<b>Beneficiaries:</b>	There have been 9 beneficiaries to-date.	<b>Completion Date:</b>
		By or before December 31, 2014
<b>Accomplishments to Date:</b>	Four (4) homes rehabilitated within the program year.	
<b>Current Status:</b>	Program underway	
<b>Administered by:</b>	County of Lexington Community Development Grant Programs Division	

# COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

HUD Project Number: 10



### Description

The U.S. Department of Housing and Urban Development (HUD) encourages Participating Jurisdictions, such as the County of Lexington to increase the capacity of low-to-moderate income housing in the County, as well as strengthen the capacity of the community's non-profit housing sector through its partnerships with entities designated as Community Housing Development Organizations (CHDOs). HUD requires that at least 15% of the County's annual HOME funds are set aside for CHDOs.

An agreement was executed between the County of Lexington and Community Assistance Provider (CAP) to provide them with a low-interest loan of \$510,000 (of which \$150,000 were CDBG funds) towards the purchase, rehabilitation, and rental of five affordable housing units to low- and moderate-income households. The loan was amended from \$510,000 to \$546,000 to include the additional purchase of a home in the Lloydwoods Subdivision.

This agreement was executed to further assist the County in providing safe, decent, and affordable housing for its low-to-moderate income citizens. Lexington County's partnership with CAP targeted the Lloydwoods Subdivision of West Columbia and resulted in the strengthening of a high vacancy rate neighborhood which serves its residents well as a result of the subdivisions close proximity to community resources and amenities

<b>Eligibility Citation:</b>	92.205(a)(1)	<b>HOME 2013 Funding: \$520,000</b> <b>This includes carryover from PY 2012</b> <b>Expenditures to Date: \$365,000</b>
<b>Location:</b>	Throughout Lexington County	
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Objective:</b>	Provide decent housing	
<b>Outcome(s):</b>	Affordability	
<b>Beneficiaries: Approximately 14 low-and-moderate income residents benefited from this project.</b>	<b>Completion Date:</b>	
	By or before December 31, 2015	
<b>Accomplishments to Date:</b>	Five units were purchased in the Lloydwoods Subdivision.	
<b>Current Status:</b>	All units have been rehabilitated and rented.	
<b>Administered by:</b>	County of Lexington Community Development Grant Programs Division and Community Assistance Provider (CAP)	



## Affirmatively Furthering Fair Housing

According to the South Carolina Fair Housing Law enacted in 1989, it is unlawful to refuse to sell, rent, or finance a dwelling on the basis of race, color, religion, sex, familial status, national origin, or handicap. The Fair Housing Law applies to apartments, houses, mobile homes and vacant lots to be used for housing. With few exceptions, anyone who has control over residential property and real estate financing must adhere to these regulations. This includes rental managers, property owners, real estate agents, landlords, banks, developers, builders, and individual homeowners who are selling or renting their property.

The South Carolina Human Affairs Commission (SCHAC) is the agency that enforces the South Carolina Fair Housing Law and has the authority to investigate complaints, subpoena witnesses, issue orders, hold hearings and enforce findings. HUD has also designated the SCHAC as the Fair Housing Enforcement agency to address complaints filed in South Carolina relative to the Federal Fair Housing Law. The SCHAC is composed of fifteen members, with two members from each Congressional District appointed by the Governor, with the advice and consent of the Senate, and three members at-large appointed by the Governor.

In accordance with applicable statutes and the regulations governing the CDBG and HOME programs, the County conducted an update in 2012 to analysis of impediments to fair housing choice within the County, has taken appropriate actions to overcome the effects of any impediments identified through that analysis, and has maintained records reflecting that analysis and actions taken. The purpose of the Analysis was to identify barriers to housing choice and recommend strategies for affirmatively furthering fair housing.

The Analysis of Impediments identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data. The six (6) identified impediment issues and accomplishments made during the program year to address them are as follows:

# Impediment Issues

## IMPEDIMENT ISSUES

### **Impediment 1: Need to Develop Substantive Fair Housing Initiatives**

The County has established a web page which includes general information on Fair Housing and Equal Opportunity. This web page provides various links to agencies that enforce fair housing rights. Additionally, during PY 2013 the County of Lexington participated in fair housing collaborations with the Greater Columbia Community Relations Council, the Columbia Urban League, as well as the Lexington County Public Library.

### **Impediment 2: Market Availability**

During Program Year 2013, The HOME Investment Partnerships Program funded the new construction of affordable housing projects with a designated Community Housing Development Organization (CHDO) for homeownership. Furthermore, the County of Lexington initiated a rental housing rehabilitation project, which will have the net effect of increasing the supply of affordable, safe and decent housing in the County. Both the CDBG and HOME funds have been used to make owner-occupied housing accessible to persons with disabilities.

### **Impediment 3: Need for Financial Education and Literacy in Homeownership and Rental Housing**

Homebuyer education is a required prerequisite for all applicants participating in the County of Lexington's Homeownership Assistance Program. The educational materials provided to applicants address such issues as financial literacy, consumer credit counseling, as well as homebuyer rights and responsibilities.

### **Impediment 4: Potential Protected Class Discrimination in Homebuyer Lending Market**

The County continues to engage lenders and realtors regarding the available programs for potential homebuyers. The County has participated in several workshops for lenders and realtors.

### **Impediment 5: Limited Public Transportation**

During Program Year 2013, the County of Lexington along with its municipal partners, the Cities of Cayce and West Columbia, and the Town of Springdale, as well as Lexington Medical Center made significant strides in aggressively addressing the impediment of limited public transportation through the financing of a pilot bus route, known as Pilot Bus Route 26B.

The pilot program provided County residents access to important health and social services programs as well as transportation to and from the County's municipal and commercial corridors every Monday, beginning April 2013 through September 2013. In fact, in an unprecedented show of support for this pilot program, beginning in July of 2013, and thanks to a generous donation from a local community activist, residents were able to

access the service free of charge. While County leadership determined that the pilot program was not successful, officials did agree to expand existing transit service by 50%. Moreover, the County of Lexington in conjunction with Richland County and the Central Midlands Council of Governments has commissioned a joint study on rural transportation. It is hoped that this study will assist the County in identifying and addressing its rural transportation needs. The County continues to make strides in addressing the issue of limited public transportation.

**Impediment 6: Steering and Blockbusting**

The County has met with realtors to discuss the Homeownership Program and the Fair Housing rights of participants. In addition, the housing education requirement for the program educates homebuyers of their rights against steering and blockbusting.

**ACCOMPLISHMENTS DURING THE PROGRAM YEAR**

**Fair Housing Information Center** – Fair housing awareness is an ongoing effort of the County’s Grant Programs Division staff. The CDBG and HOME programs continue to maintain a fair housing information center within the Community Development Department. This library of information includes the following:

During Program Year 2013, the Grant Programs Division embarked on an aggressive CDBG and HOME education and outreach program to include the participation and support of various outreach initiatives to include partnerships with the Lexington County Public Library, the Greater Columbia Community Relations Council, as well as the Columbia Urban League, the City of Columbia, and Richland County. Moreover, the County in cooperation with the City of Columbia and Richland County was the recipient of the 2014 Audrey Nelson Community Development Achievement Award, for the three entities use of CDBG funds to support the Midlands Transitions homeless facility.

**Lexington County  
Fair Housing Library**

Title	Source
Fair Housing, Equal Opportunity for All	HUD
Borrowing Basics, What you don’t know can hurt you	Fannie Mae
100 Q & A About Buying a New Home	HUD
Knowing and Understanding Your Credit	Fannie Mae
Homebuyers Vocabulary	HUD
Fair Housing is the Law in SC	SC Human Affairs Commission
Notice on Predatory Lending Law in SC	State of SC
Guide to Single Family Home Mortgage Insurance	HUD
Rehab a home with HUD’s 203(k)	HUD
Firewise Communities	State of SC

Empowerment Center Brochure	City of West Columbia
Basic Services Handbook	Cooperative Ministry
Pink & Blue Family Resource Directory	Family Services Center
Draft Title VI Plan	County of Lexington Community Development

## **FAIR HOUSING AND RELATED ACTIVITIES**

### **JANUARY 2014**

- January 14 Fair housing workshop: Budgeting, credit counseling
- January 21 Fair housing workshop: Debt Management
- January 22 Fair housing workshop: Resume writing, interview tips

### **APRIL 2014**

- April 5 Access Columbia: Financial Literacy Workshop
- April 8 Fair Housing Presentation, County Council
- April 8 Fair Housing video presentation, County Council
- April 8 Fair Housing presentation/resolution to HUD
- April 10 Fair Housing workshop: Debt Management
- April 15 Fair Housing workshop: Resume writing
- April 17 Community Relations Council: Fair Housing Forum
- April 22 Fair Housing Workshop: History of Fair Housing
- April 24 Municipal Grant/Fair Housing Workshop
- April 26 Youth Fair Housing Reading: Lexington Public Library (Main Branch)
- April 29 Fair Housing workshop: Recognizing prohibited acts

### **May 2014**

- May 3 Youth Fair Housing Reading: Lexington Public Library (Cayce/West Columbia)
- May 20 Community Relations Council Fair Housing Impediments

## **Obstacles In Meeting Underserved Needs**

The County of Lexington has many housing and community development needs as outlined in the County's 2010 - 2014 Consolidated Plan.

During the 2013 Program Year, and as part of the 2013 Annual Action Plan process, the County of Lexington received requests and inquiries regarding possible CDBG and HOME funding assistance. The requests typically concerned a variety of needs including

assistance with home rehabilitation, water and sewer line improvements, and road paving. To the extent possible based on their priority, these needs are addressed either in the County's Annual Action Plans, or through referral information to other resources.

## Foster & Maintain Affordable Housing

For Program Year 2013, the County of Lexington received HOME Investment Partnerships (HOME) Programs funds to specifically address affordable housing needs.

Data from the County's Building Inspections and Development Services Divisions indicate the level of housing activity in the County during the program year. While there are no specific indicators of affordability, this data does provide a baseline of housing development:

HUD's Low Income Housing Tax Credit database shows the following affordable housing unit developments as of September 15, 2014 available in the County of Lexington:

HUD ID Number	Development	Address	Total Units	Total Low Income Units
SCA 1987011	Sweetbriar Apartments	200 Libby Drive	48	48
SCA 1988019	1904-06-08 Lorick Street	1904 Lorick Street	3	3
SCA 1988069	Town & Country Apartments	501 Roberts Street	46	46
SCA 1989001	2921 & 2931 Taylor Road	2921 Taylor Road	2	2
SCA 1989023	Westfield Gardens Apartments	345 Community Drive	24	24
SCA 1990009	Gentle Pines Apartments	566 N. Brown Street	150	150
SCA 1990014	Middle Street Apartments	1522 Middle Street	3	3
SCA 1991016	Westbridge Apartments	100 B Avenue	112	112
SCA 1992035	Scarlette Oaks	200 Old Chapin Road	40	40
SCA 2009065	Pebble Creek	136 Library Hill Lane	48	48
SCA 1996004	Chimney Ridge Apts. Phase II	300 Palmetto Park Blvd.	48	48
SCA 2004009	Fern Hall Crossing	600 Fern Hall Drive	40	40
SCA 2008036	Fern Hall Crossing II	123 Brevard Pkwy	48	48

Manufactured housing remains a common choice for affordable housing in the County. To improve the quality of this housing, the County's Building Inspection staff requires and enforces underpinning on all manufactured housing units and make sure each new unit has been certified to meet HUD manufactured housing standards. Requiring underpinning encourages energy efficiency by restricting airflow beneath the units that helps reduce cooling costs in the summer and heating costs in the winter. County staff also inspects each new unit to make sure all mechanical systems are working properly. This increases energy efficiency by making sure all systems are operating at proper levels and helps owners prevent costly repairs that may result from malfunctioning systems.

Increasing awareness of energy efficiency issues among consumers and mobile home park owners is encouraged through the efforts of the South Carolina Energy Office (SCEO), the Manufactured Housing Institute of South Carolina and other organizations. The SCEO helps identify ways to minimize utility bills while maintaining comfortable living conditions. The SCEO concentrates on educating residential builders, inspectors and homeowners about building practices and behavioral changes that will lead to greater energy efficiency. The Manufactured Housing Institute of South Carolina is a non-profit business association representing more than 1,000 member companies involved in the manufactured and modular housing industries in the Palmetto State. The Rehabilitation Programs offered by the County will incorporate energy efficiency provisions.

Further efforts supporting the need for affordable housing include ongoing communication and interaction with the Homebuilder's Association of Greater Columbia (HBAGC), the Greater Columbia Association of Realtors (GCAR) and other members of the housing development community. The County recognizes that there are complex issues surrounding affordable housing and strives to continue ongoing efforts to address them through communication and contact with these groups. The County's Building Official is an active member of the HBAGC and attends their events regularly. Grant staff has increased the communication with realtors and lenders through workshops and information sessions throughout the County to discuss the available programs.

Economic Development continues to be a priority for the County and bears a direct relationship to affordable housing. The County's Economic Development Staff works closely with the Central South Carolina Alliance (CSCA), the South Carolina Department of Commerce, and many others to actively recruit higher-tech/higher-wage industries particularly to the less developed areas of the County. Increased development reduces residential tax burdens, creates greater affordability options for new and existing homeowners, and leads to additional transportation options.

The County of Lexington continues to be actively involved in the efforts of the Central Midlands Regional Transit Authority (CMRTA). The CMRTA was established in October 2002 with the goals of providing safe, dependable, accessible and affordable public transportation throughout the Midlands area including the County. During PY 2013, the CMRTA provided transportation to approximately 1.4 million passengers throughout the Midlands, expanded route services and introduced 61 ADA accessible buses that offer a safer and more comfortable mode of transportation. Participation in the CMRTA provides

the County with the opportunity to address the transportation needs of County residents and participate in regional long-range planning activities.

Currently, two fixed public transportation routes serve residents in the County. Route 26 has roundtrip weekday service from the Downtown Transit Center to the Lexington Medical Center, located in West Columbia, departing at 6:00 a.m. and 5:30 p.m. This route travels through the cities of Cayce and West Columbia. The second fixed route service is Route 28 consisting of roundtrip weekday service from the Downtown Transit Center to the Midlands Tech Airport Campus. This route departs at 7:10 a.m. and 4:30 p.m. and travels through the cities of Cayce and West Columbia and the Town of Springdale.

In addition to the existing fixed routes, the Lexington County Public Transit Workgroup, consisting of representatives from City and Town officials to schools and privately owned businesses, created a new route to offer increased access to public services for its residents. Pilot route 26B ran from the Downtown Transit Center to the County of Lexington's Red Bank Crossing, which houses the Department of Social Services, the Health Department, and Lexington-Richland Alcohol and Drug Abuse Council. The pilot route was launched on April 1, 2013 and departed three times every Monday at 8:15 a.m., 12:00 p.m., and 2:30 p.m. making stops in the cities of Cayce, West Columbia, and the Town of Lexington. Our partners took great consideration in developing the route path to strategically target heavily concentrated LMI areas. This marks the first ever route to extend to the Town of Lexington and beyond. The route was not successful, however in 2014 the Lexington County Public Transit Workgroup increased transit services by 50% in the County with the addition of weekday service. Moreover, the County of Lexington in conjunction with Richland County and the Central Midlands Council of Governments has commissioned a joint study on rural transportation. It is hoped that this study will assist the County in identifying and addressing its rural transportation needs.

By participating in groups such as the Midlands Area Consortium for the Homeless (MACH), AIDS Housing of Metro Columbia, Red Cross Emergency Food and Shelter Board, United Way Food, Shelter, Safety, and Transportation Board and coordination with the affordable housing initiatives of other area entitlement communities (City of Columbia, Richland County, State of South Carolina), the County continues to actively support efforts to provide affordable housing options for special needs populations.

The Grant Programs Division actively encourages and supports the efforts of non-profit organizations and other groups serving special needs populations. Ongoing discussion, collaboration and participation in meetings with these groups contribute to assisting the County's special needs populations in a variety of ways including improved population counts.

Grant Programs Division staff has ongoing collaboration and discussion with all interest groups serving the elderly to identify any potential housing or other needs that could be addressed by the County's Community Development Block Grant and HOME Investment Partnerships Programs. Staff routinely attends meetings and events sponsored by these groups to continue to be aware of needs and issues of the elderly.

The County continues to concentrate efforts on expansion and improvement of infrastructure. This will open up areas of the County that are now reliant upon large tracts of land to support the required septic and well systems for residential, commercial, and industrial units. County officials feel strongly that without basic elements of potable water, sewer, and paved roads in place, the housing market will not offer the diversity of price and size that leads to affordability for all. In addition, there will remain limited opportunities for competitive employment in the more remote areas of the County without the proper infrastructure in place.

The County's Grant Programs Division continues to pursue efforts toward coordination and communication among area service providers and affordable housing providers. The County is actively involved in various groups and associations and compiles information on efforts being made in the area on an ongoing basis. The County has developed and continues to maintain an inventory of services, programs, and service populations.

## Leveraging Resources

The County of Lexington's planning process included input from public and private agencies. Additionally, the County partnered with Community Development Housing Organizations, housing partners and public service organizations that require leveraging of CDBG funding. The Office of Community Development also leverages our resources by using the technical expertise of other County departments, as well as, when possible collaborating with nearby Entitlement Communities and Participating Jurisdictions (PJ's)

The County of Lexington believes in partnering with area non-profits in an effort to leverage resources in its support of various community development projects. Additionally, the County now requires all CDBG subrecipients to provide a 10% cash match when awarding funding.

## Citizen Participation

A notice of availability for public review of the County of Lexington's draft Consolidated Annual Performance and Evaluation Report (CAPER) was published on Thursday, September 4, 2014 in *The State Newspaper*. Moreover, the 15-day public comment period began on Friday, September 5, 2014 and will end on Friday, September 19, 2014. A public hearing will be held on Friday, September 19, 2014 in Council Chambers from 4:30 p.m. to 6:00 p.m.

There was no citizen input provided.

County staff has analyzed the lack of citizen participation and will work diligently to improve participation in rates during the upcoming program year.



omen of the area institutions contributing to the implementation of the County's housing and community development objectives include:

#### Federal

- U.S. Department of Housing and Urban Development
- U.S. Department of Agriculture – Rural Development

#### State

- South Carolina Department of Commerce
- South Carolina State Housing Finance and Development Authority
- Office of the Governor – Office of Economic Opportunity
- S.C. Department of Health and Environmental Control – HOPWA Program

#### County

- Lexington County Department of Community Development
- Lexington County Department of Economic Development
- Lexington County Recreation and Aging Commission
- Irmo-Chapin Recreation Commission
- Lexington County Department of Social Services
- Lexington County Assessor's Office
- Lexington County Department of Public Works

#### Non-Profits

- Babcock, Inc.
- Sistercare, Inc.
- Harvest Hope Food Bank
- Community Assistance Providers
- Central SC Habitat For Humanity
- Lexington Interfaith Community Services
- Aiken/Barnwell/Lexington Community Action Commission
- American Red Cross – Central South Carolina Chapter
- Carolina Community Development Corporation
- Lexington-Richland Alcohol and Drug Abuse Council

Though there are numerous public and private service providers serving the residents of the County, no comprehensive, formal integration of service delivery exists at this time and data is not regularly shared and available. However, informal linkages and smaller scale formal liaisons exist between individual agencies and organizations for referrals, resource allocation, and other services. The County recognizes the need for ongoing analysis, evaluation, and improvement of the institutional structure.

## **Monitoring**

The County of Lexington Grant Programs Division staff conducts on-site monitoring of all subrecipients and CHDOs at least once during the life of the project to determine program

compliance. Additionally, staff performs monthly and quarterly desk monitoring(s) of its activities and subrecipients. This monitoring includes:

- Reviewing and analyzing project budgets, national objectives, activity eligibility, and other application details to determine program compliance;
- Reviewing ongoing written status reports and other communications to monitor for adherence to timelines and compliance requirements;
- Visiting project sites before, during, and after construction;
- Reviewing and approving reimbursement payment requests;
- Reviewing and updating monthly status reports, expenditures to date, and progress;
- Reviewing and updating the timeliness calculation report for CDBG and HOME draws detailing funds drawn on each active project and overall progress made to meet HUD timeliness requirements; and
- Analyzing HUD IDIS reports monthly to reconcile balances and timeliness amounts.

Through desk monitoring, the County has been able to ensure all regulations and procedures are being followed during PY 2013. The reimbursement review found some subrecipients incorrectly reporting information and these were returned and corrected prior to approval. This type of monitoring has resulted in better documentation, accurate reporting, and an increased awareness of compliance issues. In program year 2012, the Grant Programs Division staff conducted six monitoring visits. In addition to identifying compliance issues, the on-site monitoring enhances the staff's relationship with subrecipients and also identifies potential training needs.

## **Anti- Poverty Strategy**

The County of Lexington's anti-poverty strategy includes using its federal funding to improve housing and public infrastructure, as well as supporting public service projects that provide job training and housing education targeting the County's LMI population through our support of programs ranging from Harvest Hope Food Bank, after school programs ( which allow parents to work), Midlands Fatherhood Initiative Job Bootcamp, as well as our support of Sistercare, an agency which provides job training and referral for victims of domestic abuse.

The CDBG and HOME programs have helped the County of Lexington and its grant recipients address issues of housing and redevelopment problems. The program funds have been used for home repairs, down payment assistance, construction of affordable housing, construction of waterlines, public facility improvements, demolition and clearance of dilapidated structures, and to assist domestic violence shelters, after-school programs, and for child feeding programs.

The County's overall annual performance for July 1, 2013 through June 30, 2014 indicates that we have made great advances in achieving our established goals as stated in the

County's approved 2013 Annual Action Plan. During this program year, eight (8) CDBG projects were closed in IDIS and nine (9) were completed with all funds being expended. The County successfully met HUD's annual test for timeliness of expenditures and projects are proceeding on schedule and within established budgets. The HOME Program provided nine (9) households with up to \$5,000 in down payment and/or closing cost assistance, assisted seven (7) households each with around \$20,000 in major repairs to their homes, and provided one of our CHDOs, Community Assistance Provider, with an additional \$36,000 loan to purchase a sixth home in the Lloydwoods Subdivision, which was rehabilitated and rented out to a low- and moderate-income family.

## Self-Evaluation

### Self Evaluation

The goal of the Lexington Office of Community Development is to develop strong and healthy communities by providing the community with safe and affordable housing, as well as expanding economic opportunities for persons of low to moderate income in our community. The purpose of the self-evaluation is to review how the County's activities and strategies have made an impact on community needs. During PY 2013 the County of Lexington met the indicators (as defined by HUD) of creating a suitable living environment, creating economic opportunities, improving accessibility, affordability, and sustainability through the use of its CDBG and HOME funds. This was accomplished through its Public Facility/Infrastructure Grants, Public Service Grants, as well as through its housing rehabilitation programs.

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. As of October 1, 2006 HUD required this performance measurement information on all CDBG-funded projects.

Each project or activity funded by the County of Lexington's CDBG program is assigned 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. 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 Integrated Disbursement and Information System (IDIS) to comply with the performance measurement regulations.

<b>OUTCOME STATEMENT MATRIX</b>			
	<b>Outcome 1: Availability or Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>Objective 1: Suitable Living Environment</b>	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
<b>Objective 2: Decent Housing</b>	Create Decent Housing with Improved or New Availability	Create Decent Housing with Improved or New Affordability	Create Decent Housing With Improved or New Sustainability

<b>Objective 3:</b> 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
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## Supportive Housing for Non-Homeless Persons With Special Needs

In examining supportive housing for persons with special needs, the County of Lexington has considered the needs of the elderly (seniors), persons with disabilities, to include mental, physical, and developmental, as well as persons who are chemically dependent and persons with HIV/AIDS (City of Columbia HOPWA).

**Elderly and Frail Elderly Persons**

During Program Year 2013 the County of Lexington provided rehabilitation assistance to a number of individuals that would be classified as elderly, frail or seniors through our housing rehabilitation programs. Additionally, the County’s support of Public Service Activities such as LICS, Harvest Hope Food Bank, as well as the construction of the Pelion Family Medical Clinic. In addition to these activities the County is also home to more than five assisted living/nursing home facilities. The County of Lexington is committed to using its resources to improve the lives of our community’s elderly and medically fragile.

**Persons with Disabilities**

ADA Accessible parks and sidewalks, improvements to a facility serving persons with disabilities, the construction of ADA accessible bathrooms, as well as wheelchair accessible ramps are just a few of the activities that the County undertook during PY 2013 through the use of CDBG and HOME funds to improve accessibility in the County of Lexington. During PY 2013 the County funded the **Babcock Center Three Fountains WAC Interior Improvements**. This work activity center provides job training and support for people with intellectual and related disabilities. The Community Development staff is committed to ensuring equal access and looks forward to future partnerships with our local recreation facilities to increase access to County parks for children with disabilities.

**Special Needs Strategy**

To address individuals and families with special needs the County of Lexington partners with a variety of organizations to support access to housing, services, and job training. During Program Year 2013 this included housing rehabilitation projects, as well as our support of public service programs.

**Persons with Alcohol and Substance Addiction**

During PY2013 the County provided support to persons with alcohol and substance addiction with its van purchase for LRADAC, a premiere public drug and alcohol treatment

provider in Lexington County and the Midlands. The County used CDBG funds to purchase van for the agency, which provided treatment access to those living in remote rural communities. Moreover, the County's used general fund dollars and leveraged resources with the Cities of West Columbia and Cayce, as well as the Lexington Medical Center to fund a pilot bus service program to the Red Bank facility, which houses a LRADAC site. Additionally, the Transitions homeless facility is one of the County's community partners which provide alcohol and substance addiction services to its clients.

## Continuum of Care

HUD defines a Continuum of Care as a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. Since 1994, HUD has been encouraging communities to address the problems of housing and homelessness with the Continuum of Care concept. This concept is designed to help communities develop the capacity to envision, organize, and plan comprehensive and long-term solutions to addressing the problem of homelessness in their community.

HUD identified the following as fundamental components of a comprehensive Continuum of Care system:

- Outreach, intake, and assessment to:
  - Identify an individual's or family's service and housing needs, and
  - Link them to appropriate housing and/or service resource.
- Emergency shelter and safe, decent alternatives to the streets.
- Transitional housing with supportive services to help people develop the skills necessary for permanent housing.
- Permanent housing and permanent supportive housing.

The Midlands Area Consortium for the Homeless (MACH) is the primary example of the Continuum of Care concept in the Lexington County area. The MACH, formed in July 1994, provides a linkage for the coordination of services to the homeless in the County of Lexington and throughout the Midlands region. Membership includes nearly 60 private, public, individual, nonprofit, faith-based, Federal, state, city, and county agencies. The MACH addresses homelessness by promoting collaboration and planning among state and local governments, corporate and non-profit organizations, and faith-based entities that support individuals and families in their quest to move from homelessness to housing. The County of Lexington Grant Programs staff participates in MACH meetings and the Evaluation and Grant committees to maintain current information about homeless issues in the Midlands area. The MACH has identified gaps in the Continuum of Care including the need to improve services and develop additional emergency shelter for persons who are not eligible for the existing shelters, transitional housing and permanent housing for

singles, families, and persons living with HIV/AIDS. There are, however, few providers with the capacity to expand their existing facilities. The MACH continues to promote collaboration to meet the changing needs of the homeless community.

## **Housing/Building Inspections Compliance**

The County of Lexington's Building Inspections, as well zoning and development divisions are located within the Office of Community Development and during PY 2013 the following inspections were performed:

- 16,947 Inspections / Re-Inspections Performed
- 1,880 Residential Building Permits Issued
- 1,143 New Single Family Dwellings

### **Development Services**

Subdivision Plat Approvals: 54 Final Plats

## **Public Housing Strategies**

### **PUBLIC HOUSING AND RESIDENT INITIATIVES**

There is no Public Housing Authority for residents living in the incorporated or unincorporated areas of the County. The Cayce Housing Authority is the only public housing authority in the County and traditionally assists nearly 100 residents in five different housing communities. During Program Year 2013 the Cayce Housing Authority expended approximately \$242,000.00 toward housing assistance for the areas low-and-moderate income residents.

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. In recent years, the emphasis of the Section 8 program has shifted from project-based housing assistance, where housing units are subsidized, to tenant-based assistance. Through this form of assistance tenants are given funds to subsidize the housing of their choice within program guidelines for cost and other associated standards. In fiscal year 2013, 818 households in the County were assisted by funds from the SC State Housing Assistance Programs totaling \$4,702,798.

## **Other Actions to Meet Supportive Housing Needs**

Lexington County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funding. However, the City of Columbia Community Development Department administers all HOPWA funds for the City of Columbia and Columbia Metropolitan Statistical Area (MSA) which include Calhoun, Fairfield, Kershaw, Lexington, Richland and Saluda Counties. These programs provide housing assistance for income-eligible persons living with HIV/AIDS and their families. The goals of these programs are to prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. The services ensure clients have improved access to primary medical care and other supportive services.

Funding Priorities for the Columbia MSA area are

1. Permanent Housing Programs
2. Permanent Housing Vouchers
3. Emergency Housing Assistance
4. Supportive Services

These services are available to clients residing in all six counties of the Columbia MSA. The Housing Opportunities for Persons With HIV/AIDS (HOPWA) services currently funded through the City of Columbia include: Supportive Services to assist clients in maintaining stable housing, Short-term Emergency Rent, Mortgage, and Utility Assistance (STRMU), and Permanent Housing through two voucher programs for persons living with HIV/AIDS.

During FY2013-14, HOPWA funds served 596 eligible persons in Lexington County through various the following agencies The Cooperative Ministry, University of South Carolina – Department of Medicine, Office of Supportive Services, and Palmetto Aides Life Support Services.

## **Evaluate and Reduce Lead Based Paint Hazards**

It is estimated that 8.3% of the housing stock in the County may have some lead-based paint (LBP). Of these units, 95-100% are estimated to be low- and moderate-income households. The County continues its efforts towards reducing the hazards of lead based paint to its citizens and particularly those who are LMI. Staff maintains a variety of HUD-developed brochures describing the dangers of lead and lead-base paint. The brochures include information on common instances of LBP such as home remodeling. The County continues to make these brochures available to the public and has ongoing communication with the South Carolina Department of Health and Environmental Control and the County's Building Services division to distribute this information.

The County's Minor Home Repair Program only addresses repairs that do not disturb a painted surface. The total cost and capacity required to address lead-based paint precludes



the County from addressing repairs that may invoke the HUD lead-based paint requirements. The County's HOME Program has incorporated in the policies lead-based paint testing and abatement. All homes built prior to 1978 require lead-based paint testing. During PY 2013 the County's Lead Based Paint Inspector conducted approximately 12 LDB evaluations/inspections as part of the County's Minor and Comprehensive housing repair programs.

## **Outreach to Minority & Women Owned Businesses**

The County of Lexington Grant Programs Division strives to make bid opportunities available to all eligible businesses, to include those owned by minorities and women. Advertisement efforts are regional and statewide in nature and reflect the global and technological arena most businesses operate in today. They include the South Carolina Business Opportunity Report, the County's Internet website, and postings in the lobby of the County Administration Building. Additionally, the County has hired a Title VI Grant Manager to ensure that there is no discrimination or bias in County programs and services.

## **Emergency Shelter Grants (ESG)**

The County of Lexington does not receive Emergency Shelter Grants (ESG) – Not Applicable

## **Neighborhood Revitalization Strategy Area (NRSA)**

The County of Lexington has no designated Neighborhood Revitalization Strategy Area or (NRSA) Not Applicable

## **Anti-Displacement and Relocation Activity**

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 requires that an activity using federal funds that serves to displace or relocate individuals of low- and moderate-income be undertaken in a specific manner, as prescribed by law, in order to minimize the impact on the individual. There were no relocation expenditures during the 2013 program year.

# HUD Program Requirements

## Community Development Block Grant (CDBG) Program

In order to be eligible for funding, each activity funded by the County's CDBG Program must address at least one of HUD's National Objectives, which are:

- **Benefit low- and moderate-income persons** (as an Area Benefit, Limited Clientele, Housing, or Job Creation/Retention activity)
- **Aid in the prevention or elimination of slums or blight** (on an Area Basis, Spot Basis, or a previously approved Urban Renewal project area)
- **Meet an urgent need** (must pose a serious and immediate threat; be of recent origin, unable to be financed by the entitlement, and with no other sources of funding available)

In addition to meeting a National Objective, the County of Lexington's CDBG funds are used only to implement eligible activities as determined by HUD. The Program structure allows the local jurisdiction flexibility in deciding on specific projects that meet the eligibility requirements. This enables the County to best determine its needs and more effectively direct expenditures. The basic types of eligible activities include:

- Activities Related to Real Property (i.e., public facilities and improvements, clearance and demolition, rehabilitation)
- Activities Related to Economic Development (i.e., real property equipment and improvements, micro-enterprise assistance)
- Activities Related to Public Services (i.e., job training and employment, crime prevention, Fair Housing counseling)
- Assistance to Community Based Development Organizations (i.e., neighborhood revitalization, energy conservation)
- Other Activities (i.e., relocation assistance, loss of rental income, assistance to institutions of higher learning)
- Planning and Administration

During the 2013 Program Year, most applicable activities addressed the National Objective of benefiting low- and moderate-income persons and one activity addressed the elimination of slums or blight.

## HOME Investment Partnership (HOME) Program

### HOME Investment Partnerships (HOME) Program

HOME is the largest Federal block grant provided to state and local governments designed exclusively to create affordable housing for low-income households, which is the primary objective of the Program. These funds are often used in partnership with local non-profit 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- and moderate-income households.

HOME funds are provided to local governments based on five indicators of affordable housing needs:

- Inadequacy of housing supply
- Supply of substandard rental housing
- Cost of producing housing
- Incident of poverty
- Fiscal capacity to carry out housing activities without Federal assistance

HOME Program's values and principles:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based non-profit housing groups builds the capacity of these partners.
- HOME's requirement that PJ's match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

### PROGRAM INCOME

There was no program income generated by any of the CDBG or HOME activities during the program year. Within the CDBG program, there were no revolving loan programs, float funded activities, sale of property, loan repayments, lump sum draw down payments, or other activity that would generate income.

## HOME Recapture Provisions

The County of Lexington has recapture provisions for HOME funds. This is a mechanism to

recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear.

Recaptured funds may be used for any HOME-eligible activity.

- The homebuyer may sell the property to any willing buyer.
- The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.
- The recapture of funds is on a prorated scale based on the length of time the applicant maintains ownership and occupies the home. The chart below is an example of the repayment schedule based on an affordability period of five (5) years with a HOME investment of no less than \$5,000.

The HOME program received \$7,000 in recaptured funds for Program Year 2013.

<b>HOME OCCUPANCY TIME LIMIT</b>	<b>REPAYMENT AMOUNT OF LOAN</b>
1 year or less	100%
Up to 2 years	80%
Up to 3 years	60%
Up to 4 years	40%
Up to 5 years	20%
5 years and over	0%

# Public Hearing

## **NOTICE OF AVAILABILITY AND PUBLIC HEARING County of Lexington Community Development Department**

### **Consolidated Annual Performance and Evaluation Report (CAPER)**

The County of Lexington announces the availability of the draft 2013 CAPER for public review covering the Program Year from July 1, 2013 – June 30, 2014. The CAPER is an annual report and evaluation of The County of Lexington's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

Public review and comment on the draft 2013 CAPER are invited and draft copies may be obtained by contacting the County's Community Development Department at (803) 785-8121 or [cdcustomerservice@lex-co.com](mailto:cdcustomerservice@lex-co.com). Written comments will be accepted through September 19, 2014 and should be addressed to the Community Development Department Grants Division, County of Lexington, and 212 South Lake Drive, Suite 401, Lexington, SC 29072.

### **Housing and Community Development Needs**

A public hearing to solicit comments on the draft 2013 CAPER and housing and community development needs is scheduled for **Friday, September 19, 2014 from 4:30 pm - 6:00 pm** in the County Council Chambers on the second floor of the Administration Building, 212 South Lake Drive, Lexington.

The County of Lexington does not discriminate on the basis of age, color, religion, sex, national origin, familial status, or disability and handicapped status in the admission or access to, or in the treatment or employment within, its federally-assisted programs and activities.

**Date of Notice: September 4, 2014**

## Program Year 2013 Federal Reports

- HOME Program Match Report (HUD 40107-A)
- HOME Program Housing Performance Report (IDIS PR85)
- HOME Program Annual Performance Report (HUD 40107)
- HOME Summary Of Accomplishments (IDIS PR23)
- HOME Lower Income Benefit-All Years (IDIS PR16)
- HOME Status of HOME / TCAP Activities (IDIS PR22)
- HOME Status of HOME Grants Report (IDIS PR27)
- HOME Matching Liability Report (IDIS PR33)
- CDBG Activity Summary Report (IDIS PR03)
- CDBG Housing Activities Report (IDIS PR10)
- CDBG Program Financial Summary Report (IDIS PR26)
- CDBG Program Timeliness Report (IDIS PR56)