



2010-2014 Consolidated Plan

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EXECUTIVE SUMMARY

I. What is the Consolidated Plan?

Lexington County carries out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is the document that Lexington County submits to HUD as an application for funding for the following programs:

- HOME Investment Partnership Program (HOME)
- Community Development Block Grant Program (CDBG)

The lead agency responsible for the development of the county's Consolidated Plan is the Lexington County Grant Programs Division.

The Consolidated Plan establishes a unified, coordinated vision for community development actions for the upcoming five years. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. Lexington County uses the input from citizens and its community development partners to determine its housing and community development needs, develop strategies for addressing those needs, and undertake specific actions consistent with those strategies.

II. The Planning Process

Lexington County's Community Development Department is the lead agency responsible for overseeing the development of the Consolidated Plan. As the lead agency, the County plays an oversight role in helping all unincorporated areas in administering the programs covered by the Consolidated Plan. In developing the plan, Lexington County worked closely with each locality to insure that strategies were developed to address the needs for affordable housing as well as non-housing community development. These efforts are a part of the County's efforts to involve community residents and other stakeholders in the citizen's participation process.

The County used several means of soliciting citizen participation and consulted with community stakeholders, public and private partners, as well as faith-based organizations. The process, which included advertisements in state and local newspapers, public notices, public meetings, surveys, stakeholder consultations, and e-mails, is summarized below. Lexington County's complete Citizen Participation Plan is included as Appendix A and copies of the public notices are included in Appendix C.

A. Public Meetings and Hearings

In an effort to insure the greatest level of public participation, the County held a series of meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was made to insure the maximum level of participation with flyers that were posted in the County Administration Building, local churches, and the County's website. Notifications were also sent to state and local agencies, nonprofit organizations, subrecipients as well as verbal and written invitations. Meetings were held at times and locations convenient to residents and stakeholders. The dates, times and locations for the meetings included the following:

- Public hearing at the County of Lexington Administration Building – August 17, 2009 at 6:00 p.m.
- Public hearing in the Town of Batesburg- Leesville – September 17, 2009 at 6:00 p.m.
- Stakeholders Meeting at the County of Lexington Administration Building – October 21, 2009 at 1:00 p.m.

The citizen's participation process yielded the involvement and input of nearly 60 individuals and groups. Minutes of the two public hearings are included in Appendix D. In addition, 31 persons attended the stakeholders meeting. Information from this meeting is included in Appendix E. Additional comments on drafts of the Consolidated Plan were solicited from the public during a 30-day comment period. Copies of drafts of the plan were made available to all interested parties interested in making comments. A summary of citizen's comments concerning the Consolidated Plan are included in Appendix B.

Citizens who were not in attendance at the public meetings elected to participate through an online Needs Assessment Survey. Surveys were used as an effort to extend citizen participation beyond HUD's requirements and to insure more comprehensive citizen participation feedback regarding community needs. A total of 58 surveys were completed and the results of the survey are included in Appendix F.

Extensive efforts were made to broaden public participation in the development of Lexington County's Consolidated Plan. Outreach was made to insure the inclusion of minorities and non-English speaking persons, as well as those with disabilities through flyers and announcements that were made in area churches, flyers that were placed in public buildings, and the official County website. Notifications were sent to local agencies, service providers, and non profits that serve these populations as well as the general public.

To further broaden the public's participation, residents, stakeholders, and interested agencies are given a 30 day comment period to comment on the Consolidated Plan. All meetings that are held are open to all segments of the community with accommodations being made for those

with disabilities and consideration for those who are employed. Time and accessible locations for meetings are key factors that are considered for insuring the maximum level of citizen involvement in the planning process. All media venues are used effectively and the state and local newspapers are a source for publishing advertisements about the Consolidated Plan.

While not every activity recommended can be funded due to the vast amount of community needs and limited funding, all comments have been considered for inclusion of the final document. Priority will be given to those activities which serve the greatest number of needs through the coordination of resources and collaborative efforts. Emphasis will be placed on partnering to address community needs and the leveraging of resources.

Several issues emerged during the citizen participation meetings. The following are issues that were cited:

- Affordable Housing
- Housing for the homeless
- Youth services
- Handicap accessibility
- Infrastructure
- Traffic and transportation
- Job development and employment
- Business development and new industry
- Services for the elderly

III. Identification of Priority Needs

Based on community input, existing program capacity, and analyses of the data, the County has identified six priority needs as part of the Consolidated Planning process, along with specific strategies to address each need. In upcoming sections of the Consolidated Plan, each of the priority areas are described and accompanied by a detailed table of strategies and performance outcomes. In this table, each strategy is assigned a plan number and has been linked to the HUD goals it advances. The strategies to address each need are further defined through multiple, measurable community outcomes.

The priorities and strategies were developed to ensure they align with each of HUD's statutory goals of: providing decent housing; providing a suitable living environment; and expanding economic opportunities. The six guiding priorities for the next five years are as follows:

- 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.

IV. Priority Housing Needs, Strategies and Objectives

A. Priority Need 1: Adequate and Dependable Public Facilities

Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services. The provision of adequate and accessible public facilities is an integral component of a long-term effort to reduce poverty. The County's overall objective is to ensure that adequate and dependable public facilities are available to provide for basic and essential needs and services. HUD defines public facilities as facilities that are either publicly owned or traditionally provided by government, or owned by a non-profit organization and operated to serve the general public. Such facilities include fire stations, libraries, senior centers, health centers, playgrounds, etc.

The scope of public facilities requires that these strategies be undertaken in close coordination with other County Departments. The public facility projects to be undertaken will help improve the quality of life for County residents, particularly low and moderate-income persons and communities.

B. Priority Need 2: Adequate and Safe Infrastructure

Ensure adequate and safe infrastructure to meet basic needs of residents. The County's overall objective is to ensure that the County's infrastructure is adequate and safe. An emphasis on the provision of infrastructure – such as water and sewer, roads, and sidewalks – demonstrates the

County's commitment to create a desirable living environment for Lexington residents. Proposed investments in infrastructure include improvements to water and sewer, roads, sidewalks, solid waste disposal, flood and storm water drainage, and other infrastructure related needs that are provided by government or other public or private nonprofit entities to serve the basic needs and ensure the safety of the community. The infrastructure projects to be undertaken will help improve the quality of life for low and moderate-income persons and communities, attract new residential and commercial development, and spur job creation.

C. Priority Need 3: Public Service

Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs. Public services are the programs provided by local government and other nonprofit entities that meet the health, welfare, and public safety needs of its residents. The overall objective is to establish programs that provide needed new public services and/or increase the level and effectiveness of existing programs and services. Special populations to be addressed include the elderly, victims of domestic violence, homeless, the disabled, residents with health concerns, etc. All projects will primarily serve low and moderate-income persons and communities.

D. Priority Need 4 – Creation and Retention of Employment Opportunities

Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for low- and moderate-income residents. The local economy affects every aspect of community life – from jobs and taxes to environmental quality. A healthy economic climate fosters greater income potential for County residents, a supportive environment for business and industry to succeed, and increased fiscal stability of local governments to maintain community services and infrastructure. The availability of rewarding employment opportunities is a vital component in achieving community sustainability. The ability of residents to live near their place of work and the provision of goods and services locally are major factors in a successful economy. Economic development strategies will include assistance provided to nonprofit and for-profit entities that create or retain employment opportunities for County residents, as well as infrastructure investments that promote the expansion and location of commercial and industrial facilities and the revitalization of blighted areas. All projects will benefit low and moderate-income persons and communities.

E. Priority Need 5: Adequate, Safe, and Affordable Housing

Provide and/or support adequate, safe, and affordable housing. Lexington County recognizes that the availability of safe and affordable housing is a fundamental community need. The County uses its annual allocation of HOME funds, which are dedicated for housing, to shape its efforts and programs related to affordable housing. The County proposes to support projects that provide counseling and education, provide homeownership assistance, rehabilitate existing

housing, improve accessibility for disabled homeowners, and support Community Housing Development Organizations (CHDO) to develop affordable housing. Funded projects primarily serve low- and moderate-income persons and communities. Lexington County will work to tailor its housing support to ensure it complements the goals of the Neighborhood Stabilization Program. This federally-funded program—operated by the State of South Carolina—was established to help stabilize communities that have suffered from foreclosures and abandonment.

F. Priority Need 6: Collaboration, Coordination, and Capacity Building

Provide mechanisms and forums for collaboration, coordination, and community capacity building. Lexington County employs diverse methods to encourage participation from residents, community stakeholders, and existing and potential community development partners. The stakeholder’s forum utilized in the Consolidated Plan planning process or other similar organizational structures may be used to gather information, identify and prioritize community needs and develop strategies and actions, identify resources and initiatives, and promote the coordination of resources and collaboration among agencies. The organized efforts will include state, regional, and county agencies and community service providers involved in housing, health services, transportation, recreation, education, and social services. On-going promotion of community and neighborhood involvement in the planning process will strengthen implementation efforts, accountability and responsiveness of programs.

V. Proposed Funding

Table 1 shows the funding available to Lexington County for the fiscal year 2010-2011 from the U.S. Department of Housing and Urban Development.

Table 1. Fiscal Year 2010-2011 Funding

Source of Funds	Amount
Community Development Block Grant	\$ 1,651,400
HOME Investment Partnership Program	\$659,481
Total	\$2,310,881

VI. Proposed Activities and Projects

The following tables show the summary of activities and associated proposed projects. Detailed descriptions of the projects are included in Appendix G.

Table 2. Summary of Activities for FY01-11

Program Revenue		Program Expenses	
CDBG Budget Summary			
Allocation for FY10-11	\$1,630,118	Recommended Projects	\$1,428,339
Unexpended Funds	21,282	Rehab Program Project Delivery Costs	21,075
		Program Administration	201,986
Subtotal CDBG	\$1,651,400	Subtotal CDBG	\$1,651,400
HOME Budget Summary			
Allocation for FY09-10	\$634,481	Recommended Projects	\$571,003
General Fund*	25,000	Program Administration	88,478
Subtotal HOME	\$659,481	Subtotal HOME	\$659,481
Total	\$2,310,881	Total	\$2,310,881

* Covers administrative costs above cap.

Table 3. Proposed Projects

Project	Funding
CDBG Projects	
Pelion Family Practice Eau Claire Cooperative Health Centers	\$597,000
BLEC Building Renovations Brookland Center for Community Economic Change	\$165,480
Brookland Pediatrics Center Extension Eau Claire Cooperative Health Centers	\$125,000
North Oak Street Sidewalk Town of Batesburg-Leesville	\$99,388
Leaphart Place Community Building Renovation Growing Home Southeast	\$45,621
Work Activity Center Storage Units Babcock Center	\$4,120
Julius Felder Housing Rehabilitation Cayce Housing Authority	\$200,000
Rural Mobile Food Pantry Harvest Hope Food Bank	\$135,000
Afterschool Program Scholarships Lexington Family YMCA	\$56,730
Total	\$1,428,339
HOME Projects	
Community Housing Development Organizations (CHDO)	\$200,000
Homeownership Assistance Program	\$200,000
Housing Rehabilitation Program	\$171,033
Subtotal HOME Projects	\$571,033

INTRODUCTION

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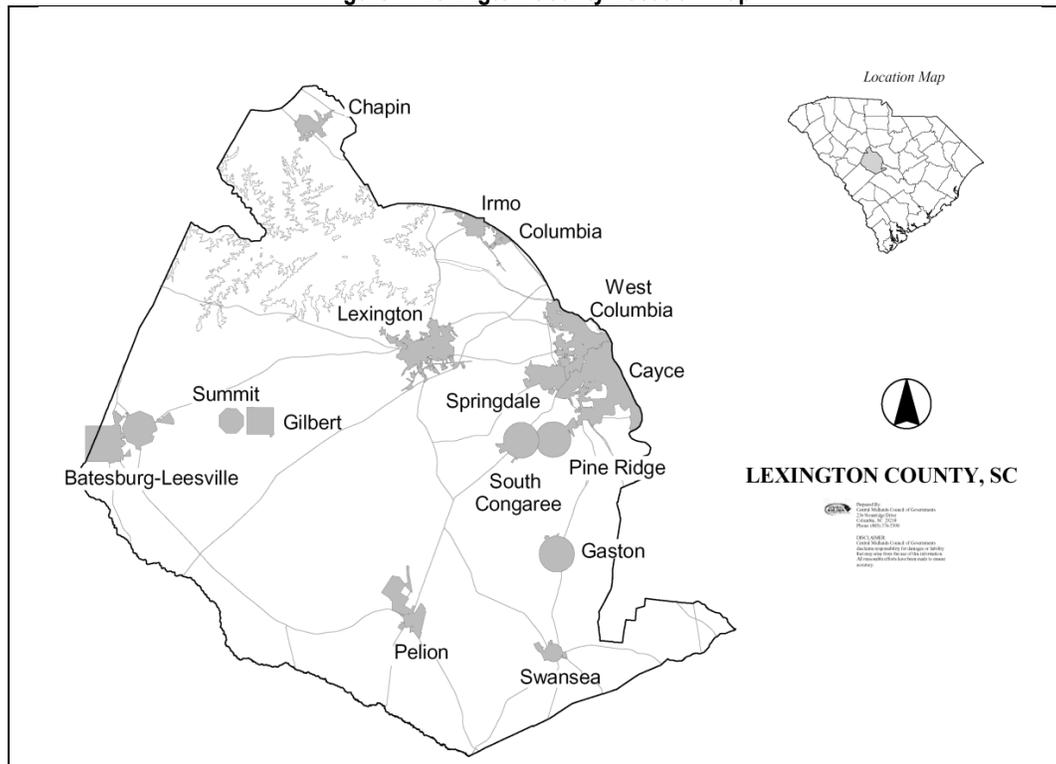
COMMUNITY PROFILE

I. Overview

Comprised only of a handful of small South Carolina frontier settlements in the early 1700s, Lexington County entered the 21st century as the state's second fastest growing county. Major travel routes—the Congaree River, the Charleston to Augusta Railroad, and various trade routes—were instrumental in the area's early development. These same factors fuel Lexington County's growth today.

Located in the Columbia Metropolitan Statistical Area (MSA), the county contains a portion of the state's capital city of Columbia, two interstate highways (I-20 and I-26), and Lake Murray, one of South Carolina's most popular recreational lakes. Lexington's strategic location in the center of the state, its accessibility to major transportation networks, and its natural and recreational amenities have combined to fuel the county's sustained residential, commercial and economic growth in recent decades. Figure 1 depicts the location of the county within the state and the municipalities, communities and major features such as interstates within Lexington County.

Figure 1. Lexington County Location Map



A. Government Structure

Lexington County has operated under a council-administrator form of government since January 1976. The nine members of the County Council are elected from single-member districts for four-year terms. The Council elects a chair and vice-chair for a term of one year at the initial meeting of the council in January of each year. In general, the functions of the Council include:

- Adopting and amending legislation;
- Establishing funding needs and priorities;
- Determining the County taxes to be levied;
- Approving contracts, agreements, and bids; and
- Appointing residents to boards, commissions, and committees.

The County Administrator is appointed by the County Council and oversees the day-to-day operations of the County, including administrative oversight of all County departments over which the County Council has authority. Lexington County has more than 1,300 employees, including thirty-six department directors. There are also six constitutional officers elected countywide for the offices of Sheriff, Auditor, Clerk of Court, Treasurer, Coroner, and Register of Deeds. Three appointed judges also serve as department heads for the Probate, Master-in-Equity, and Chief Magistrate offices.

B. General Market Conditions

Socio-economic data provide a necessary foundation for effective planning efforts and help local decision-makers and service providers develop a clear picture of the human characteristics of the community. Information such as the following, along with other related factors, is instrumental in guiding the development of relevant policies, programs, and services to meet the need of low-income and special needs populations:

- Number of residents, along with their race, age composition, and family status
- Income and employment data
- Health and public safety statistics
- Household characteristics
- Information on educational attainment

1. Population

In 2000 Lexington County's population was 216,014 and by 2009 it had risen to 245,856. From 1990 to 2000 Lexington County's population increased by 28.9 percent (an increase of 48,403 people), and by 2009 by another 13.8 percent (an increase of 29,105 people). Figure 2 illustrates the population distribution within the County. The more rural areas of the County in the southeast, west, and southwest are less populated. The highest population concentrations occur in the eastern portion of the County nearest the City of Columbia and along the Calhoun County border. The tracts in and surrounding the Town of Lexington, the Red Bank area located south of I-20, and areas to the west of the cities of Cayce and West Columbia and the town of Springdale, have densities that indicate a transition to suburban development.

Figure 2. Lexington County Population (2009)

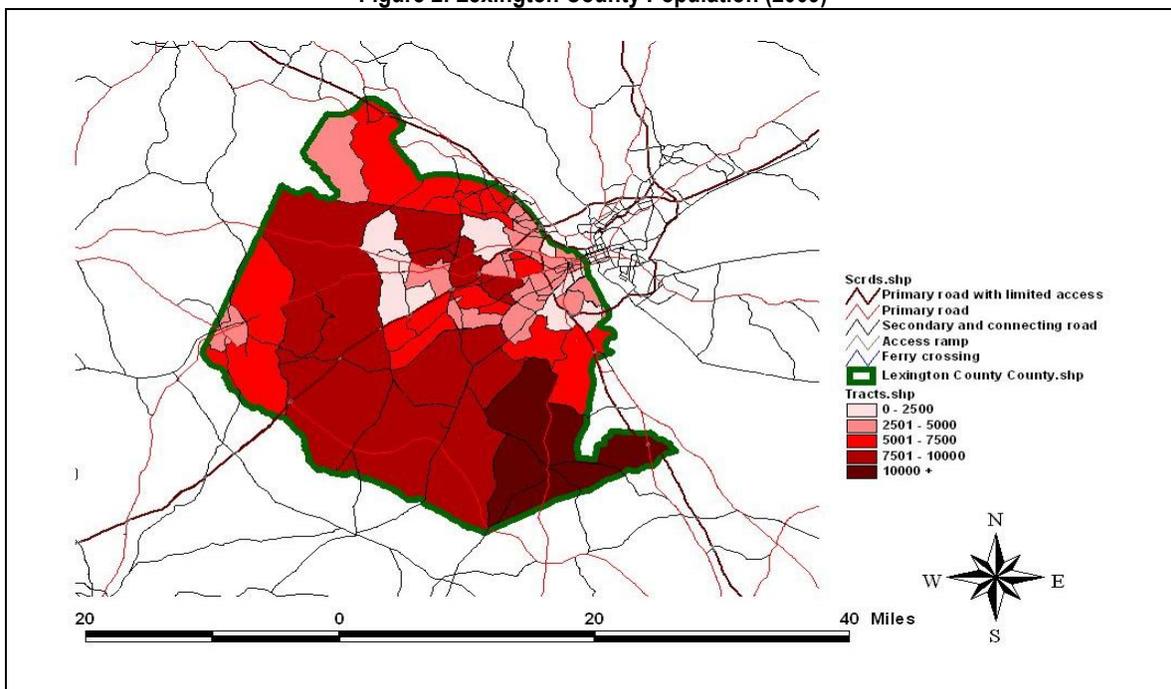


Table 4. Population General Demographics¹

Description	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
	Population	%	Population	%	Population	%	Population	%	1990 to 2000	2004 to 2009
Total Population	167,501		216,014		229,751		245,856		29.00%	7.00%
Total Households	61,592		83,240		92,730		103,895		35.10%	12.00%
Gender										
Male	81,613	48.70%	104,977	48.60%	111,755	48.60%	119,739	48.70%	28.60%	7.10%
Female	85,888	51.30%	111,037	51.40%	117,996	51.40%	126,117	51.30%	29.30%	6.90%

¹ Data obtained from the Central Midlands Council of Governments and are the most recent available.

2. Age of Population

The county has experienced a general aging of its resident population with the population over the age of 65 increasing significantly more rapidly than the rate of increase of the population as a whole. This resulted in the median age of the total population increasing from 37.5 in 2004 to 38.9 in 2009.

Table 5. Population by Age²

Description	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
	Count	%	Count	%	Count	%	Count	%	1990 to 2000	2004 to 2009
0 to 4	12,166	7.30%	14,762	6.80%	14,814	6.50%	15,447	6.30%	21.30%	4.30%
5 to 14	24,477	14.60%	32,246	14.90%	30,839	13.40%	31,178	12.70%	31.70%	1.10%
15 to 19	12,715	7.60%	14,495	6.70%	15,079	6.60%	16,536	6.70%	14.00%	9.70%
20 to 24	11,845	7.10%	12,684	5.90%	14,827	6.50%	15,719	6.40%	7.10%	6.00%
25 to 34	29,778	17.80%	31,137	14.40%	30,818	13.40%	30,841	12.50%	4.60%	0.10%
35 to 44	28,731	17.20%	37,197	17.20%	36,659	16.00%	35,385	14.40%	29.50%	-3.50%
45 to 54	19,611	11.70%	31,828	14.70%	35,712	15.50%	38,645	15.70%	62.30%	8.20%
55 to 64	13,300	7.90%	19,676	9.10%	25,478	11.10%	31,419	12.80%	47.90%	23.30%
65 to 74	9,579	5.70%	12,225	5.70%	14,266	6.20%	18,125	7.40%	27.60%	27.10%
75 to 84	4,221	2.50%	7,352	3.40%	8,132	3.50%	9,167	3.70%	74.20%	12.70%
85+	1,083	0.70%	2,412	1.10%	3,127	1.40%	3,394	1.40%	122.70%	8.50%
Median Age										
Total Population	32.6		35.8		37.5		38.9		9.50%	4.00%

3. Marital Status

Table 6. Marital Status³

Description	1990 Census		2000 Census		2007 Estimate		2012 Projection		Change	
	Count	%	Count	%	Count	%	Count	%	1990-2000	2007-2012
Population Age 15 or Older	130,863		169,006		194,049		210,016		29.10%	8.20%
Married, Spouse Present	80,228	61.30%	97,071	57.40%	111,961	57.70%	121,455	57.80%	21.00%	8.50%
Married, Spouse Absent	3,322	2.50%	7,630	4.50%	8,612	4.40%	9,241	4.40%	129.70%	7.30%
Divorced	10,294	7.90%	16,339	9.70%	18,779	9.70%	20,336	9.70%	58.70%	8.30%
Widowed	7,560	5.80%	10,155	6.00%	11,533	5.90%	12,427	5.90%	34.30%	7.80%
Never Married	29,457	22.50%	37,811	22.40%	43,164	22.20%	46,557	22.20%	28.40%	7.90%

² Data obtained from the Central Midlands Council of Governments and are the most recent available.

³ Data obtained from the Central Midlands Council of Governments and are the most recent available. Because data for 2009 are not consistently available, in some instances 2007-2012 or 2008-2013 data are used.

4. Minority Composition

Lexington County continues to become slightly more diverse with increasing black and Hispanic minority populations. Black population increased by an additional 9.1 percent between 2004 and 2009, and Hispanic population by 27.5 percent.

Table 7. Population by Race/Ethnicity⁴

Description	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
									1990 to 2000	2004 to 2009
White	147,356	88.00%	181,844	84.20%	192,875	84.00%	205,795	83.70%	23.40%	6.70%
Black	18,437	11.00%	27,274	12.60%	29,565	12.90%	32,268	13.10%	47.90%	9.10%
American Indian or Alaska Native	330	0.20%	725	0.30%	771	0.30%	825	0.30%	119.70%	7.00%
Asian	1,010	0.60%	2,342	1.10%	2,480	1.10%	2,638	1.10%	131.90%	6.40%
Some Other Race	368	0.20%	1,706	0.80%	1,808	0.80%	1,926	0.80%	363.60%	6.50%
Two or More Races			2,123	1.00%	2,252	1.00%	2,404	1.00%		6.70%
Ethnicity										
Hispanic Ethnicity	1,302	0.80%	4,146	1.90%	5,244	2.30%	6,686	2.70%	218.40%	27.50%
Not Hispanic or Latino	166,199	99.20%	211,868	98.10%	224,507	97.70%	239,170	97.30%	27.50%	6.50%

5. Income

The County has realized a slight improvement in the general wealth of the population. An increasing number of households raised their income levels, most likely as a result of the general improvement in economic conditions among the residents of the midlands region of the state around the capital of Columbia during the early portion of the period 2004 to 2009.

Table 8. Households by Income⁵

Description	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
									1990 to 2000	2004 to 2009
\$0 - \$15,000	11,305	18.40%	10,431	12.50%	11,041	11.90%	11,595	11.20%	-7.70%	5.00%
\$15,000 - \$24,999	10,403	16.90%	10,582	12.70%	10,661	11.50%	10,057	9.70%	1.70%	-5.70%
\$25,000 - \$34,999	11,179	18.20%	10,755	12.90%	11,038	11.90%	11,625	11.20%	-3.80%	5.30%
\$35,000 - \$49,999	13,114	21.30%	14,578	17.50%	15,551	16.80%	15,312	14.70%	11.20%	-1.50%
\$50,000 - \$74,999	10,849	17.60%	18,426	22.10%	20,082	21.70%	21,316	20.50%	219.20%	6.10%
\$75,000 - \$99,999	2,904	4.70%	10,239	12.30%	12,705	13.70%	15,855	15.30%	252.60%	24.80%
\$100,000 - \$149,999	1,324	2.10%	5,954	7.20%	8,582	9.30%	13,217	12.70%	349.70%	54.00%
\$150,000 and Over	498	0.80%	2,275	2.70%	3,070	3.30%	4,918	4.70%	356.80%	60.20%
Average HH Income										
Average HH Income	\$38,332		\$54,131		\$58,230		\$58,509		41.20%	0.50%
Median HH Income										
Median HH Income	\$32,918		\$44,705		\$47,991		\$53,329		35.80%	11.10%
Per Capita Income										
Per Capita Income	\$14,156		\$20,859		\$23,502		\$24,899		47.40%	5.90%

⁴ Data obtained from the Central Midlands Council of Governments and are the most recent available.

⁵ Data obtained from the Central Midlands Council of Governments and are the most recent available.

6. Employment and Business

The trend of increasing incomes was supported by a steady rate of employment of around 96 percent of the population with more than 70 percent of the population over the age of 16 in the labor force through 2008.

Table 9. Employment and Business⁶

Description	1990 Census		2000 Census		2008 Estimate		2013 Projection		Change	
									1990-2000	2008-2013
Population Age 16 or Older	128,368		165,839		195,007		212,827		29.20%	9.10%
In Labor Force	93,354	72.70%	115,218	69.50%	136,857	70.20%	149,239	70.10%	23.40%	9.00%
Employed	89,499	95.90%	110,429	95.80%	131,285	95.90%	143,126	95.90%	23.40%	9.00%
Unemployed	3,450	3.70%	4,279	3.70%	5,167	3.80%	5,666	3.80%	24.00%	9.70%
In Armed Forces	386	0.30%	510	0.40%	405	0.30%	447	0.30%	32.10%	10.40%
Not in Labor Force	35,014	27.30%	50,621	30.50%	58,150	29.80%	63,588	29.90%	44.60%	9.40%
Number of Employees (Daytime Population)					104,599					
Number of Establishments					9,110					
Employees in Blue Collar Occupations			40,009	36.20%						
Employees in White Collar Occupations			70,420	63.80%						

7. Housing Units

With increasing incomes and a steady rate of employment, the housing stock also continued to grow throughout the past decade.

Table 10. Housing Units⁷

Description	1990 Census		2000 Census		2007 Estimate		2012 Projection		Change	
									1990-2000	2007-2012
Owner Occupied	46,869	69.40%	64,265	70.60%	67,821	65.80%	70,218	63.00%	37.10%	3.50%
Renter Occupied	14,723	21.80%	18,975	20.90%	25,167	24.40%	29,291	26.30%	28.90%	16.40%
Vacant	5,918	8.80%	7,738	8.50%	10,051	9.80%	11,924	10.70%	30.80%	18.60%
Total	67,510		90,978		103,039		111,433		34.80%	8.10%

⁶ Data obtained from the Central Midlands Council of Governments and are the most recent available. Because data for 2009 are not consistently available, in some instances 2007-2012 or 2008-2013 data are used.

⁷ Data obtained from the Central Midlands Council of Governments and are the most recent available. Because data for 2009 are not consistently available, in some instances 2007-2012 or 2008-2013 data are used.

8. Education

Reflecting the increase among the entry level worker age group and the combination of modest increases among the 25 to 34 and 45 to 54 year age groups and absolute losses among the 35 to 44 year age groups (all prime child rearing age groups) the county is expecting substantial decreases in their school-age populations. The kindergarten through grade 8 school age population is projected to decrease by more than 29 percent and the grades 9 through 12 school age population by more than 11 percent.

Table 11. Education Attainment⁸

Description	1990 Census		2000 Census		2007 Estimate		2012 Projection		Change	
									1990-2000	2007-2012
Population Age 25 or Older	106,303		141,827		162,437		175,697		33.40%	8.20%
Grade K-8	8,976	8.40%	6,466	4.60%	4,962	3.10%	3,517	2.00%	-28.00%	-29.10%
Grade 9-12	15,188	14.30%	16,566	11.70%	14,781	9.10%	13,091	7.50%	9.10%	-11.40%
High School Graduate	32,207	30.30%	41,774	29.50%	48,239	29.70%	52,115	29.70%	29.70%	8.00%
Some College, No Degree	19,128	18.00%	29,604	20.90%	31,172	19.20%	31,543	18.00%	54.80%	1.20%
Associates Degree	8,535	8.00%	11,444	8.10%	18,218	11.20%	23,354	13.30%	34.10%	28.20%
Bachelor's Degree	14,920	14.00%	24,128	17.00%	29,759	18.30%	33,500	19.10%	61.70%	12.60%
Graduate Degree	7,355	6.90%	10,780	7.60%	15,306	9.40%	18,577	10.60%	46.60%	21.40%
No Schooling Completed			1,065	0.80%						

C. Supply and Demand

Favorable market conditions exist in the Lexington submarket of the larger Columbia MSA and support the continued limited production of approximately 400 new rental units from 2004 through 2007. Through the 1990s, about 1,300 single-family unit permits were issued a year in the Lexington submarket. In the Lexington submarket, as of mid-2004, the new developments are concentrated near Lake Murray. Prices in new developments range from approximately \$70,000 for a starter home to more than \$700,000 for a custom luxury home. Although some speculative homes are being built, most homebuilders delay pulling a building permit until a sales contract is executed.

From 1990 through 1999, approximately 2,100 units (single family and multi-family) were permitted in the Lexington submarket. More than 93 percent of the permits issued were for rental units in projects consisting of five or more units per building. About 3 percent of the permits were for duplexes, which tend to be owner-occupied units. The remaining 4 percent of the permits were for triplexes and quadruplexes, which are typically rental units. In the Lexington submarket, the years 1993 through 1995 experienced the most activity when nearly 50 percent of the multi-family units were permitted.

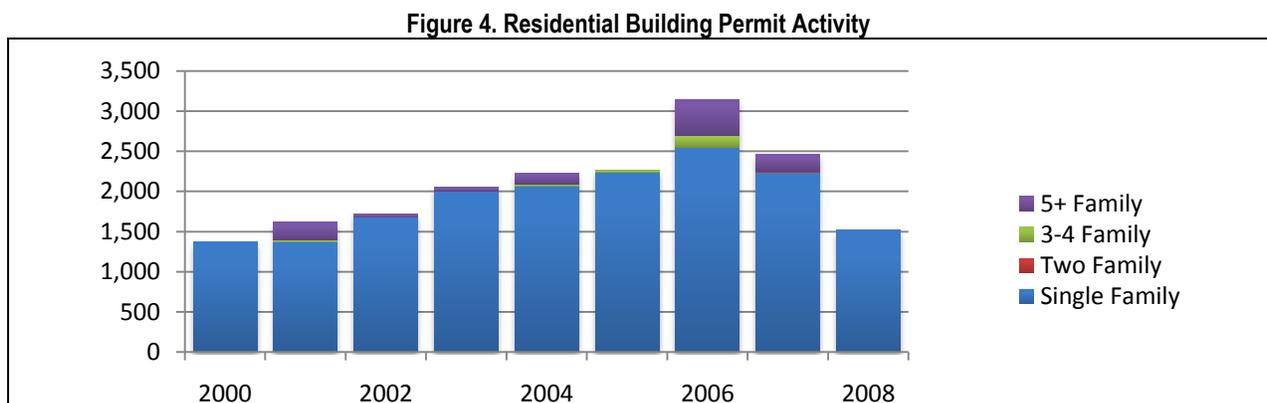
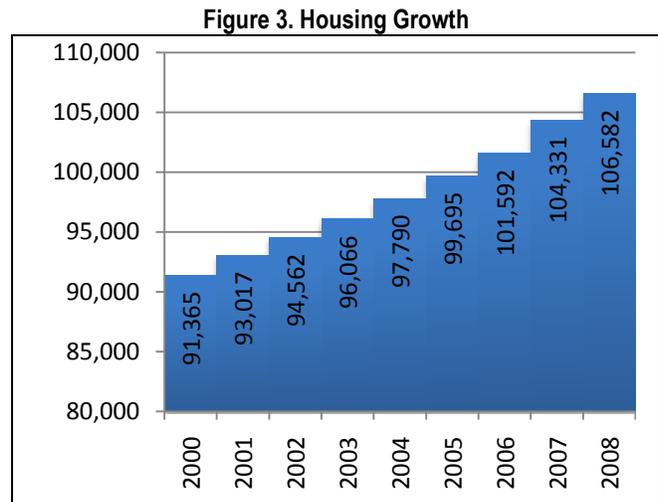
⁸ Data obtained from the Central Midlands Council of Governments and are the most recent available. Because data for 2009 are not consistently available, in some instances 2007-2012 or 2008-2013 data are used.

Even as the economy began to contract in 2000 and 2001, very strong multi-family permit activity persisted in some submarkets of the Columbia MSA, of which Lexington is a part. However, activity fell off sharply in the Lexington submarket in 2000, and only 79 multi-family units were permitted. In 2001, the number of multi-family units picked up dramatically with 420 units permitted. Since 2001, activity in the Lexington submarket decreased significantly. Approximately 390 were permitted from 2002 to 2004, less than the total number of permits issued in 2001.⁹

1. Housing Units

Lexington County has been experiencing a steady growth in the number of housing units and this growth is shown in the figure below. During the decade of the 2000s, the overall inventory of housing units increased by 16.7 percent. Between 1990 and 2000, the number of housing units grew to 106,582 total units.

Building permit data also reflects a rapid development. The County issued permits for 16,372 new housing units between 2000 and 2008. Yet the slump in the housing market, starting the year 2007 and continuing through 2009, has led to a decrease in residential building permits (21.8 percent drop in building permits between 2006 and 2007, and 38.4 percent between 2007 and 2008).

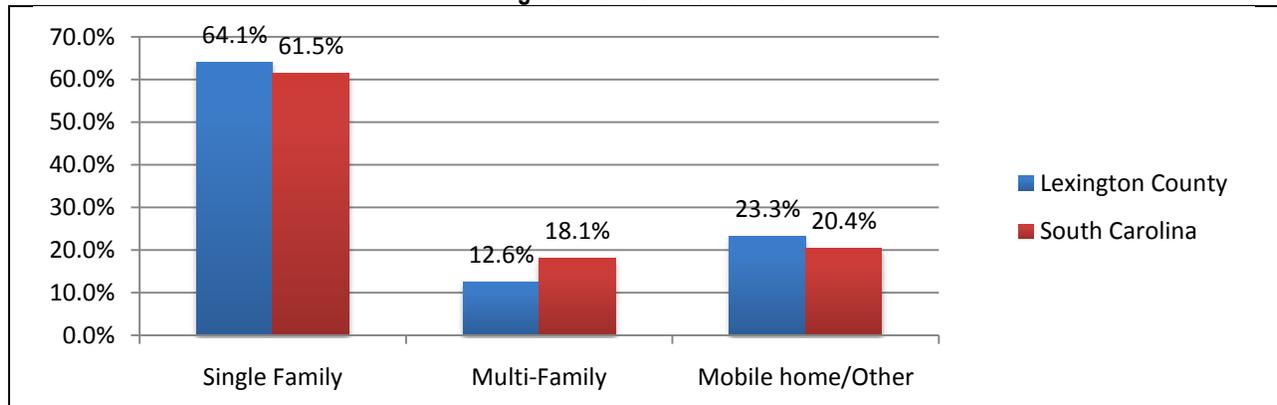


⁹ Source: Analysis of the Columbia-Lexington, South Carolina Housing Market as of August 1, 2004; U.S. Department of Housing and Urban Development, Policy Development and Research.

2. Housing Mix

The figure below depicts the total mix of housing structures by the classifications of single-family, multi-family and mobile homes/other. Compared to the State, Lexington County has a slightly larger percentage of single-family units and mobile home units, but a smaller percentage of multi-family units.

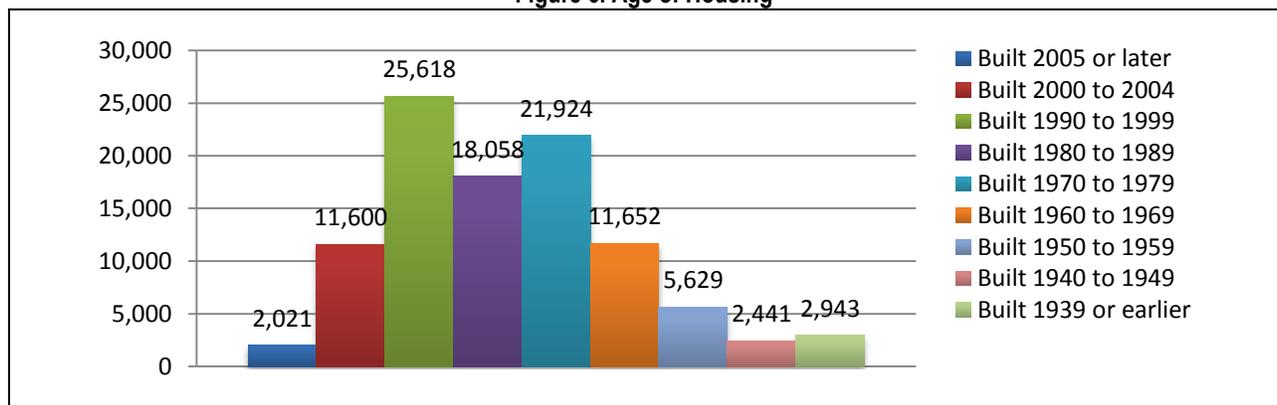
Figure 5. Units in Structures



3. Age of Housing

Lexington County has had two distinctly strong periods of residential growth. First in the decade of the 1970s, some 21,924 units were built. Then in the 1990s, 25,618 units were constructed. However, the first decade of the 21st century has seen a slowing of activity. In the first five years of the decade, a 9.4 percent decrease was realized compared to a similar period in the previous decade. However, the period from 2005 to 2008 has seen a marked and steep drop off in housing development activity.

Figure 6. Age of Housing

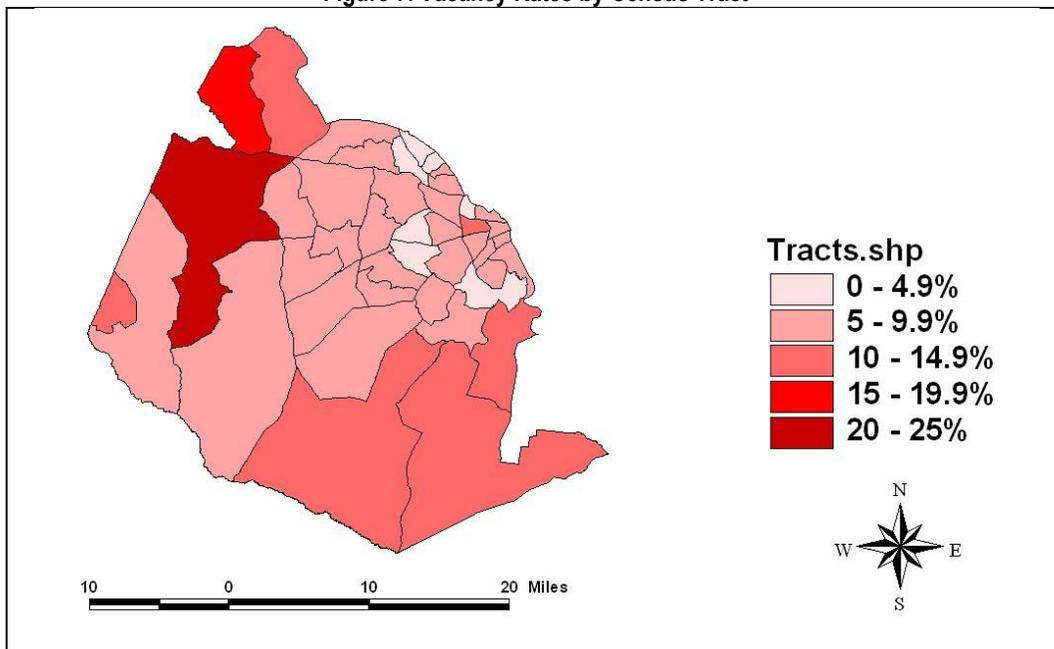


4. Occupancy

Lexington County's vacancy rate in 2007 was 7.9 percent, a full percentage point higher than in 2006. The state of South Carolina's rate of 15.8 percent in 2007 was 0.4 percent higher in 2006. When the various separate communities in the county are compared to one another, a considerable range becomes evident. The various municipalities within Lexington County together have a total of more than 2,600 vacant units for an overall vacancy rate of 6.8 percent. This ranges from a low of 3.1 percent in Pine Ridge to a high of 14.5 percent in Swansea.

High vacancy rates typically suggest an excess of housing units relative to demand. The proximity of eastern Lexington County to the vigorous Columbia job market is responsible for the generally lower vacancy rates in that part of the county.

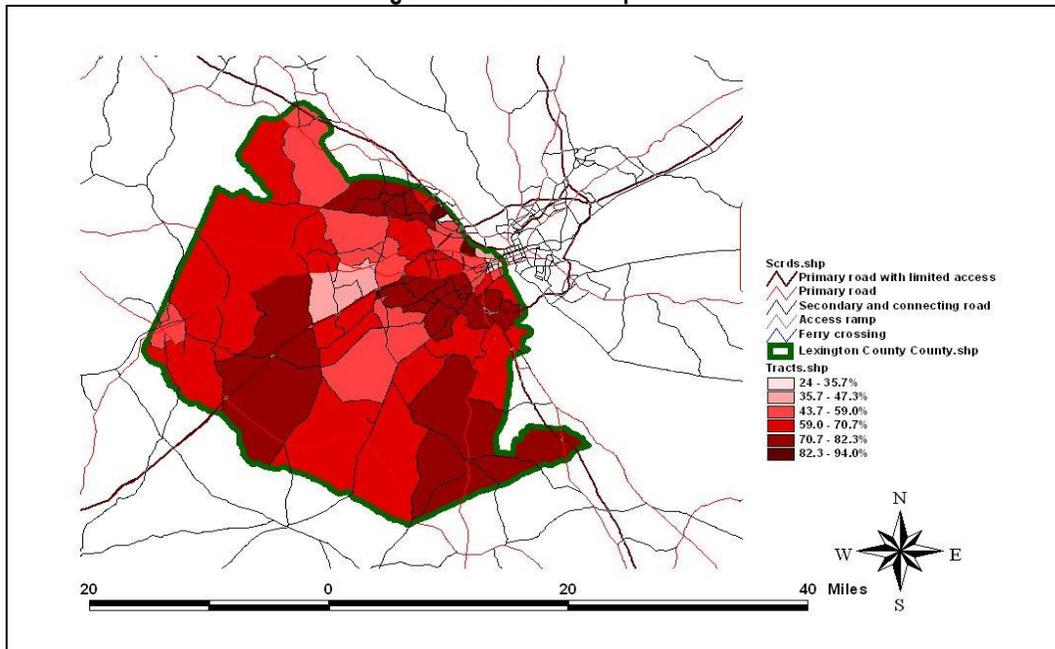
Figure 7. Vacancy Rates by Census Tract



5. Tenure

The 2000 homeownership rate for Lexington County was 77.2 percent, which was higher than both the statewide average of 72.2 percent and the nationwide rate of 66.2 percent. However, by 2006 that rate had slipped to 75.2 percent in the county, following a statewide trend that had lowered South Carolina's rate to 70.3 percent. The heaviest concentrations of homeowners are in the Cayce, Springdale, Pine Ridge, Swansea, and Gaston areas, as well as in the areas adjacent to Lake Murray. Other areas exhibiting high rates of homeownership east of the town of Gilbert, south of Highway 1, west of State Highway 378, and bounded by Aiken County on the southwest. The areas west of the town of Lexington and the City of West Columbia have the lowest rate of homeownership.

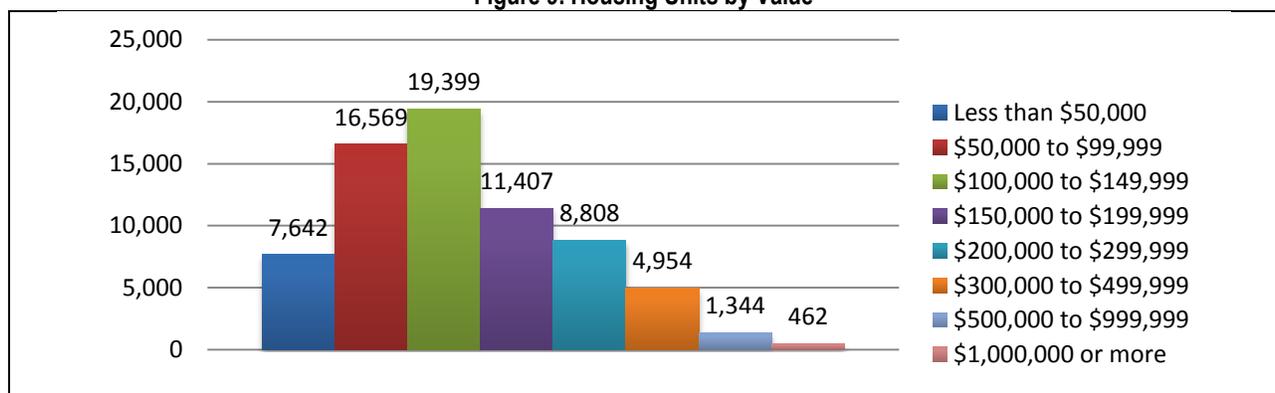
Figure 8. Homeownership Rates



6. Home Value

Lexington County had an owner-occupied dwelling median in 2000 of \$106,300 published by the 2000 Census. This value is greater than the State of South Carolina 2000 median owner-occupied dwelling value of \$94,900. The residential housing values in 2006 in Lexington County are greater than the Census values accounted for in the year 2000. The values have increased by \$19,300 or 18.2 percent to \$125,600 by 2006. In 2008 more than 61 percent of all housing in Lexington County is valued at \$150,000 or less. The census reported 101,592 homes in the year 2006 meaning that this county has gone through a high level of growth, adding a sum of 10,226 homes since 2000, or 11.2 percent.¹⁰

Figure 9. Housing Units by Value



¹⁰ <http://www.ecanned.com/V2/lexington-county-south-carolina/2006-housing-report-for-lexington-county-south-carolina.html>

7. Cost of Housing Stock

The median monthly housing costs for mortgaged owners was \$1,126, for non-mortgaged owners \$332, and for renters \$685. Twenty-seven percent of owners with mortgages, 14 percent of owners without mortgages, and 39 percent of renters in Lexington County spent 30 percent or more of household income on housing.¹¹

8. Local Housing Statistics

For towns within Lexington County, the following table provides a summary of local housing statistics.

Table 12. Summary Housing Statistics for Lexington County Towns

City	Occupied Units	Vacant Units	Occasionally Occupied	Percent Occupied	Percent Vacant	Owner Occupied	Renter Occupied	Percent Owner Occupied	Percent Renter Occupied	Average Household Size (owned)	Average Household Size (rented)
Batesburg-Leesville	2,167	279	19	88.6%	11.4%	1,463	704	67.6%	32.4%	2.48	2.55
Cayce	5,133	384	16	93.1%	6.9%	3,364	1,769	65.6%	34.4%	2.32	2.44
Chapin	249	12	-	95.5%	4.5%	220	29	88.4%	11.6%	2.49	2.79
Gaston	484	48	3	91.0%	9.0%	399	85	82.5%	17.5%	2.69	2.72
Gilbert	181	14	-	92.9%	7.1%	150	31	82.9%	17.1%	2.76	2.77
Irmo	3,911	155	2	96.2%	3.8%	3,347	564	85.6%	14.4%	2.81	2.85
Lexington	3,644	381	9	90.6%	9.4%	2,591	1,053	71.2%	28.8%	2.68	2.08
Oak Grove	3,368	258	10	92.9%	7.1%	2,582	786	76.7%	23.3%	2.48	2.25
Pelion	192	19	1	91.0%	9.0%	169	23	88.1%	11.9%	2.69	2.74
Pine Ridge	606	20	1	96.9%	3.1%	518	88	85.5%	14.5%	2.66	2.47
Red Bank	3,281	217	5	93.8%	6.2%	2,767	514	84.4%	15.6%	2.72	2.47
Seven Oaks	6,633	346	11	95.1%	4.9%	4,046	2,587	61.0%	39.0%	2.47	2.17
Swansea	224	38	4	85.5%	14.5%	152	72	67.9%	32.1%	2.30	2.56
West Columbia	5,968	468	22	92.8%	7.2%	3,239	2,729	54.3%	45.7%	2.14	2.12
Total	36,041	2,639	103	93.2%	6.8%	25,007	11,034	69.4%	30.6%		

Source: www.maps-n-stats.com/us_sc.html

9. Workforce Housing and Affordability

In Lexington County, the Fair Market Rent (FMR) for a two-bedroom apartment is \$710. To afford this level of rent and utilities, without paying more than 30 percent of its income on housing, a household must earn \$2,367 monthly or \$28,400 annually. Assuming a 40-hour work week for 52 weeks per year, this income level translates into a Housing Wage of \$13.65.

¹¹ Source: American Community Survey, 2005-2007

To afford the FMR for a two-bedroom apartment, a minimum wage earner (earning an hourly wage of \$6.55) must work 83 hours per week, 52 weeks per year. Or, a household must include 2.1 minimum wage earners working 40 hours per week year-round to make the two-bedroom FMR affordable.

The estimated average wage for a renter is \$10.18 an hour in Lexington County. To afford the FMR for a two-bedroom apartment at this wage, a renter must work 54 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Lexington County. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$637.

Table 13. Housing Affordability

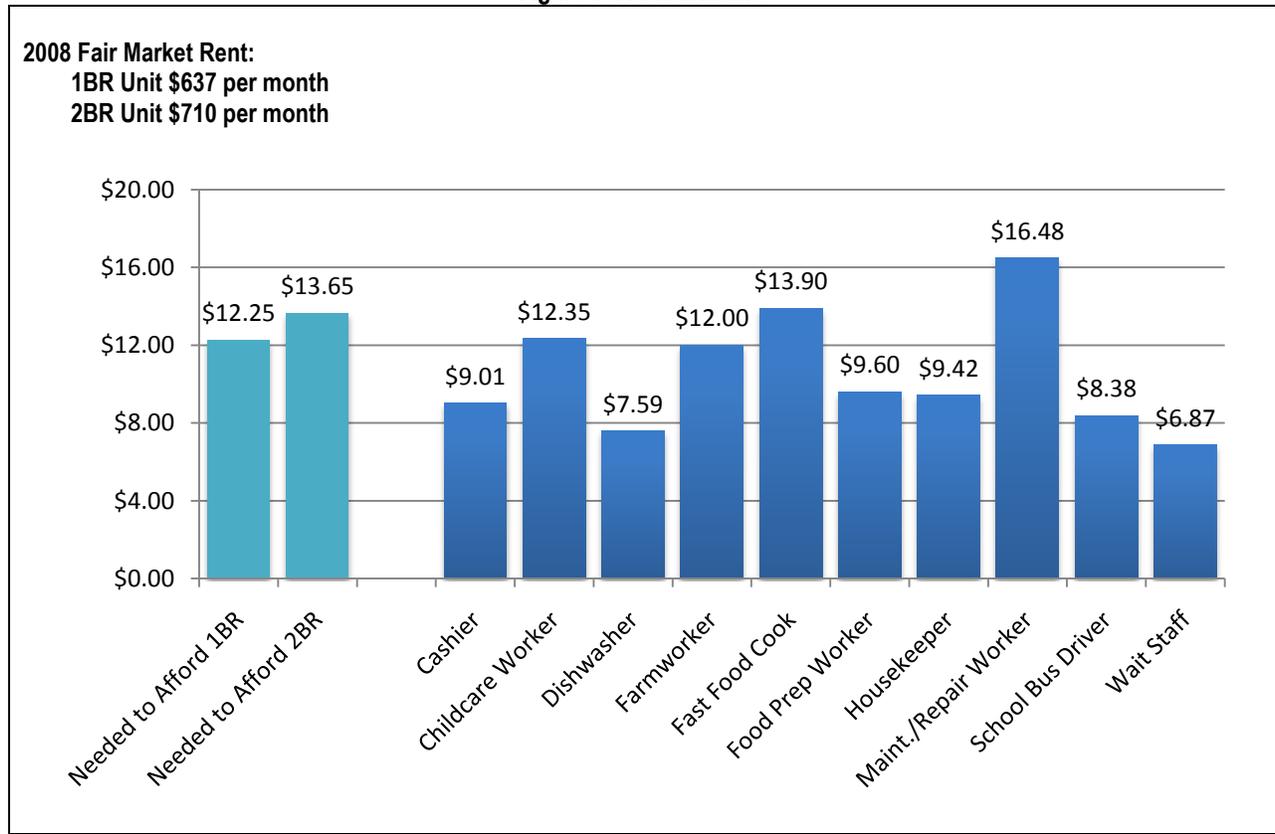
Unit Size	2009 FMR	Annual Income Needed to Afford FMR	% of Family AMI Needed to Afford FMR	Housing Wage as % of Minimum Wage	Housing Wage as % of Mean Renter Wage	Jobs at Mean Renter Wage Needed to Afford FMR
0-Bedroom	\$585	\$23,400	38%	172%	110%	1.1
1-Bedroom	\$637	\$25,480	41%	187%	120%	1.2
2-Bedroom	\$710	\$28,400	46%	208%	134%	1.3
3-Bedroom	\$877	\$35,080	56%	257%	166%	1.7
4-Bedroom	\$905	\$36,200	58%	266%	171%	1.7

Source: National Low Income Housing Coalition – Out of Reach 2009

As the table above shows, the average renter in Lexington County must work 1.1 jobs at the mean renter wage of \$10.18 per hour just to be able to afford a studio (zero-bedroom) apartment. And if that average renter has a family to support and requires a two-bedroom apartment, the minimum salary needed rises to \$28,400 in a county where the average renter's salary is \$34,587. This will mean that such a household will have to spend 82 percent of its income on housing alone, while 41 percent of rental households will not be able to afford that two-bedroom apartment at all. This will lead to doubling up and overcrowding, as households share accommodations, and a dampening of job creation for entry level positions which pay at or below the average renter's salary.

What this means to the average hourly worker is that a significant number of service workers essential to the continuing economic vitality of Lexington County cannot readily afford the cost of basic housing without incurring a housing burden of more than 30 percent of their income. The chart below illustrates many of the types of workers who, without incurring a housing burden, cannot afford to house themselves and their families in Lexington County.

Figure 10. Rental Market



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Rental data are from HUD's report on fair market rents for the year 2009 and are based on a survey of recently occupied units. The hourly wage needed to afford is the hourly wage that must be earned so that this rent does not exceed 30 percent of income, a standard measure of affordability. It is based on a concept developed by the National Low Income Housing Coalition. Wage data are as of November, 2008 and were obtained from a proprietary database of salary information by geographic location maintained by Salary.com.

D. Supply and Demand for Public and Assisted Housing

1. Public Housing

The Cayce Housing Authority is the only public housing agency functioning in Lexington County. The Columbia Housing Authority maintains the waiting list of the Cayce Housing Authority. On February 4, 2005, there were over 4,514 families on the total waiting list for housing. The number of applicants that have requested housing in Cayce is 290, the only city in Lexington County with an active public housing program.

The waiting list indicates there is a need for additional one, two, and three bedroom units. The Columbia Housing Authority has been approved to receive County CDBG funding for 10 rehabilitated units in the Cayce area. The Board of Commissioners of the Cayce Housing Authority will consider all opportunities to increase the amount of available affordable housing

during the next five years. The agency continues to cooperate with the City of Cayce Government in regards to housing programs.

There is no Public Housing Authority for residents living in the unincorporated areas of the County. The Cayce Housing Authority assists 40 households in four different housing communities in the City of Cayce. 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, where tenants are given funds to subsidize the housing of their choice within program guidelines for cost and other associated standards. In 2005 there were 1,149 families in Lexington County receiving project and tenant-based rental assistance.

2. Other Assisted Housing

Other resources available in Lexington County to provide affordable housing options include the following federal, state and local programs.

a) Project-Based Section 8 Assistance

In addition to the Section 8 tenant-based assistance program, rental assistance under the Section 8 program can also be project-based. The assistance is provided directly from HUD to project owners that rent apartments to qualifying tenants.

b) Federal Housing Administration Mortgage Insurance Programs

Section 221(d)(3) and 221(d)(4) insures mortgage loans to facilitate the new construction or substantial rehabilitation of multi-family rental or cooperative housing for moderate-income families, the elderly, and the handicapped. Single Room Occupancy (SRO) projects may also be insured under this section.

c) Section 202 Elderly and 811 Handicapped Housing Programs

Sections 202 Elderly and 811 Handicapped Housing programs allow long-term direct loans to private nonprofit sponsors, such as religious groups or agencies for the handicapped, to finance rental or cooperative housing facilities for the elderly or handicapped persons. Households of one or more persons, the head of which is at least 62 years old or is handicapped, are eligible for this assisted housing.

d) Rural Development

The U.S. Department of Agriculture's Rural Development provides direct or guaranteed loans and grants for the purchase and development of decent housing in rural areas. Rural Rental Housing loans are made to finance the construction and site development of multi-family

apartment for people with low, very low, and moderate incomes. In some projects, units are reserved for people aged 62 and over.

e) Multi-family Tax Exempt Bond Financing Program

The State's Multi-family Tax Exempt Bond Financing Program provides permanent financing for properties being developed for multi-family rental use. Owners must agree to rent some of the apartments in projects to low- and moderate-income tenants for at least 15 years. To qualify for financing, for-profit or nonprofit development teams should have sufficient experience in designing and developing affordable multi-family rental housing to assure the successful completion and operation of the projects.

f) Low Income Housing Tax Credit Program

The Low Income Housing Tax Credit Program (LIHTC) provides a dollar-for-dollar reduction in tax liability to owners of affordable rental housing for the acquisition and substantial rehabilitation or construction of projects where some of the apartments are rented to low-income individuals and families. Since 1996, the state has provided a LIHTC to three projects, which consists of 242 low-income units.

g) Assisted Housing in Lexington County

Table 14 lists affordable housing projects available in Lexington County. These projects have been assisted with a variety of federal, state, and local resources (as described above). The rent for assisted units is set at a price that is affordable to households with low to moderate incomes depending on the funding program. Assistance types vary from project to project and include rent subsidies, below market rate financing, and/or tax credits.

Table 14. Assisted Housing in Lexington County

Project	City	Assistance	Total Units	Assisted Units	Family	Elderly	Disabled
Abbott Arms	Cayce	Section 8	100	100	●		
AHEPA 284-III	Columbia		43			●	
Asbury Arms	West Columbia	202	56	56	●	●	●
Chimney Ridge I	Lexington	LIHTC	151	151	●		
Chimney Ridge II	Lexington	LIHTC	48	48	●	●	●
Churchwood	Lexington	Rural Development	48	48	●		●
Columbia Ridge II	Columbia	LIHTC	36	36			
Creek View	Batesburg-Leesville	Rural Development, LIHTC	60	60	●	●	●
Creekside	Batesburg-Leesville	Rural Development	40	40	●		●
Elm Creek	Swansea	LIHTC	40	40	●		
Fern Hall	Lexington	LIHTC	40	40	●		
Fern Hall Crossing	Lexington	LIHTC	48	48	●		
Garden Manor	Lexington	207	112	112	●		
Gault Grove	Cayce		20				●
Gentle Pines	West Columbia	Section 8, LIHTC	150	150	●		

Table 14. Assisted Housing in Lexington County

Project	City	Assistance	Total Units	Assisted Units	Family	Elderly	Disabled
Irmo Village	Irmo	221(d)4	80	80	●	●	●
Lauren Ridge	Lexington	TE Bonds	216	168			
Leesville Gardens	Batesburg-Leesville	Section 8	60	60	●	●	●
Lexington Downs	Lexington	Rural Development	48	48	●		
Lexington Four-Ninety	Lexington	202, Section 8 Rental Assistance	16	16			●
Lexington Residential Alternative	Batesburg-Leesville	202, Section 8	8	8			●
Lexington South	Lexington	202, Section 8 Rental Assistance	16	16			●
Lorick Street	Cayce	Section 8, LIHTC	3	3		●	
Middle Street	Cayce	LIHTC	3	3	●		
Oak Hill	Swansea		24	24	●		
Palmetto Pointe Townhouses	Columbia	LIHTC	179	179	●		
Park North	Lexington	221(d)4	84	84	●	●	●
Park Place West	West Columbia	221(d)4	88	88	●		
Peppertree	Batesburg-Leesville	Rural Development	12	12	●		
Ramblewood	Batesburg-Leesville	Rural Development	64	64	●		
River Oaks	Irmo	LIHTC	100	100	●		
Saluda Vistas	West Columbia	TE Bonds	208	208			
Sandstone	Columbia		20				●
Sandwood	West Columbia						●
Scarlett Oaks	Lexington	Rural Development, LIHTC	40	40		●	●
Stoney Creek	Columbia	TE Bonds	196	147			
Sweetbriar	Lexington	Rural Development, LIHTC	48	48	●		
Taylor Road	Cayce	LIHTC	2	2	●		
Town & Country	Lexington	Rural Development, LIHTC, TE Bonds	46	46	●		●
Westbridge	West Columbia	Section 8 Rental & Project Based, LIHTC	112	112	●		●
Westfield Gardens	Lexington	Rural Development, LIHTC	24	24	●		●
Williams Manor	Swansea	Rural Development	12	12	●		●

While this table does not include every assisted project in Lexington County, it does provide a comprehensive list of available projects, the types of assistance provided, and the targeting. Projects that might be in danger of being lost from the assisted housing inventory include federal LIHTC projects that are at or nearing the expiration of their compliance period. Projects that received tax credits before 2000 could reach the end of the 15-year compliance period during the term of this Consolidated Plan and include the following:

- Town & County (1988 award)
- Westfield Gardens (1988 award)
- Lorick Street (1988 award)
- Gentle Pines (1989 award)
- Westbridge (1990 award)
- Middle Street (1990 award)
- Scarlett Oaks (1991 award)
- River Oaks (1992 award)
- Palmetto Pointe Townhouses (1994 award)
- Chimney Ridge (1994 award)
- Creek View (1995 award)
- Elm Creek (1997 award)

II. Housing Needs Assessment

In evaluating housing needs, Lexington County analyzed the needs of households at various income levels, which includes extremely low-income, very low-income, low-income, and moderate- to upper-income as defined below:

- Extremely low-income households are households earning 30 percent or less of the area median income (adjusted for family size). Given that the aggregate area median household income for Lexington County (which is included in the Columbia MSA) in 2009 is \$62,100 (for a household of four), households earning \$18,630 or less annually are considered extremely low-income.
- Very low-income households are households earning between 31 percent and 50 percent of the area median household income (adjusted for family size). Given that the aggregate area median household income for Lexington County in 2009 is \$62,100 (for a household of four), households earning \$31,050 or less annually are considered very low-income.
- Low-income households are those earning between 51 and 80 percent of the area median household income (adjusted for family size). Given that the aggregate area median household income for Lexington County in 2009 is \$62,100 (for a household of four), households earning \$49,700 or less annually are considered low-income.
- Moderate- to upper-income households are those earning 81 percent or more of the area median income (adjusted for family size). Thus, such households in Lexington County earn more than \$49,700 and in many instances more than the 2009 area median income of \$62,100 (for a household of four).

Of the 83,240 households in Lexington County, 31,487 of them (or more than 37 percent of all the households in Lexington County) have incomes at or below 80 percent of the area median income of \$62,100. These households can be segmented as follows:

- 8,139 with incomes less than or equal to 30 percent of the area median income (extremely low-income);
- 8,563 with incomes of 31 to 50 percent of the area median income (very low-income);
- 14,785 households with incomes of 51 to 80 percent of the area median income (low-income); and
- 52,753 households with incomes of 81 percent or more of the area median income (moderate- to upper-income)

A housing problem is defined as a cost burden of greater than 30 percent of household income and/or other housing problems such as overcrowding (more than one person per room) and/or without complete kitchen or plumbing facilities. Costs burden is defined as the fraction of a household's total gross income that is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance and utilities.

Out of the total households 19,728 (23.7 percent of county households) are experiencing some sort of housing problem. The vast majority of those problems are associated with cost burden. Of the total county households 21.7 percent or 18,063 have a cost burden of at least 30 percent and 8.1 percent of total county households (6,742) have a cost burden that exceeds 50 percent of income. In addition, some 854 households (1.02 percent of total county households) have housing problems exclusively associated with substandard conditions such as overcrowding or incomplete kitchen or plumbing facilities.

A. Renter Households

Nearly one-half (49.7 percent) of all renter households with incomes at or below 80 percent area median income experience at least one housing problem. This represents 5,743 households. Of this number 46.1 percent (5,336) have housing burdens more than or equal to 30 percent of their income and 2,516 (21.8 percent) have housing burdens that exceed 50 percent of their income. There are also 407 (3.5 percent) of the target rental households that have housing problems associated with substandard conditions alone.

1. Extremely Low-Income Renters

Among extremely low-income renters, large related households (i.e. those with five or more members) experience many more housing problems than other groups—82.3 percent

experience housing problems, 73.9 percent pay 30 percent or more for housing, and 49.5 percent pay 50 percent or more for housing. Extremely low-income elderly households experience less housing problems than other groups, with 53.5 percent encountering housing problems, 51.4 percent encountering a 30 percent or more cost-burdened and 37.2 percent encountering a 50 percent or more cost-burdened.

2. Very Low-Income Renters

Among very low-income renters, 67.3 percent of persons living alone experience housing problems. Among those renters that are 30 percent or more cost burdened, 66.9 percent are persons living alone and 51.2 percent are small related households. Small related households (i.e. those with two to four members) are less likely to be 50 percent or more cost burdened while elderly and individual and unrelated households (i.e. a person living alone or a householder who shares the home with nonrelatives) are more likely to pay 50 percent or more for housing.

3. Low- Income Renters

A higher percentage (40.3 percent) of large related households (i.e. those with five or more persons) experience one or more housing problems than other low-income groups. Elderly households are more likely to be cost burdened—nearly one-third spend more than 30 percent of income for housing expenses. They are more likely to be severely cost burdened, as 15.0 percent spend more than half of their income on housing expenses. Of the individuals living alone, nearly one-quarter are cost burdened by 30 percent or more.

4. Moderate- to Upper-Income Renters

Some 7.4 percent of moderate- to upper-income renter households (546 households) are experiencing some sort of housing problem. Nearly three percent of them (200 households) are experiencing a cost burden of more than 30 percent and 30 households (0.04 percent) are experiencing a cost burden of more than 50 percent. Some 141 small elderly households (20.4 percent) and 139 large related households (25.3 percent) are the most seriously impacts groups among these renters. Most of the small elderly households' problems are associated with cost burdens exceeding 30 percent, while the large related households' problems are exclusively associated with substandard living condition (i.e. overcrowding or incomplete plumbing or kitchen facilities).

B. Owner Households

More than 52 percent (7,940) of all owner households with incomes at or below 80 percent of area median income experience a housing problem. The percentage of extremely low-income owners who experience a cost burden over 30 percent is 50.09 percent (7,630). Those who experience a cost burden over 50 percent are 28.47 percent (4,337) of this ownership group.

However, a relative small percentage, 2.04 percent (310), of this group of owner households are experiencing housing problems strictly associated with substandard physical conditions.

1. Extremely Low-Income Owners

Among extremely low-income homeowners, 96.4 percent of large related households experience the greatest number of housing problems (i.e. incomplete plumbing or kitchen facilities, overcrowding or cost burden). They also experience the greatest incidence of cost burden over 30 percent, as well as over 50 percent. Just 29.3 percent of elderly households experience cost burden over 50 percent, while more than one-half of the large and small related homeowner households pay 50 percent or more of their income to cover housing expenses, with 49.5 percent of individual owners living alone paying more than 50 percent.

2. Very Low-Income Owners

More than 83 percent of large related households experience some housing problems. With the exception of elderly households (of which 26.8 percent are 30 percent cost burdened), nearly one-half (45.7 percent) of all very low-income owners are 30 percent or more cost burdened. And 40.5 percent, individuals and unrelated households have the highest incidence of spending more than 50 percent of their income for housing expenses.

3. Low-Income Owners

Non-elderly owners are much more likely than elderly owners to experience one or more housing problems, with large related households, at 51.5 percent, encountering the most problems. More than 40 percent of individual and unrelated households experience a cost burden of more than 30 percent but only 11 percent experience a cost burden of more than 50 percent. Large related and elderly households are least likely to be 50 percent or more costs burdened. Overall, owners are more likely than renters to experience a cost burden.

4. Moderate- to Upper-Income Owners

Non-elderly owners are more likely than elderly owners to experience housing problems in this income grouping, just as among the low-income owners. Large related households, at 14.2 percent, are encountering the most problems and 15.2 percent of individuals and unrelated households are experiencing housing problems. But in all cases where households in this group are experiencing problems, those tend to be associated with a housing cost burden of more than 30 percent.

Table 15. Low-Income Households in Lexington County (2000)¹²
(HUD Table 1C)

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or More)	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or More)	All Other Households	Total Owners	
Household Income of 50% or Less of MFI	1,073	2,828	502	2,518	6,921	4,417	3,138	622	1,604	9,781	16,702
Household Income of 30% or Less of MFI	699	1,394	283	1,434	3,810	2,013	1,219	258	839	4,329	8,139
% with any housing problems	53.5	75.3	82.3	72.8	70.9	54.3	70.5	98.4	64.2	63.4	66.9
% Cost Burden Over 30%	51.4	73.8	73.9	71.8	69	53.1	69.3	84.9	61.9	61.3	64.9
% Cost Burden Over 50%	37.2	51.9	49.5	59.6	51.9	29.3	58.7	69.8	49.5	43.9	47.6
Household Income of 31% to 50% MFI	374	1,434	219	1,084	3,111	2,404	1,919	364	765	5,452	8,563
% with any housing problems	41.2	53.6	56.6	67.3	57.1	27	60.1	83.5	64.1	47.6	51.1
% Cost Burden Over 30%	41.2	51.2	31.5	66.9	54.1	26.8	59.1	64.3	62.1	45.7	48.7
% Cost Burden Over 50%	14.4	8	1.8	20.3	12.6	12.5	28.7	16.2	40.5	22.4	18.8
Household Income of 51% to 80% MFI	400	1,858	444	1,945	4,647	2,770	4,488	970	1,910	10,138	14,785
% with any housing problems	32.5	24.9	40.3	25.4	27.3	16.6	44.4	51.5	43.5	37.3	34.2
% Cost Burden Over 30%	32.5	20.3	11	24.2	22.1	15.7	41.8	40.7	43.5	34.9	30.9
% Cost Burden Over 50%	15	2.1	0	2.3	3.1	2.9	10.2	5.2	11	7.9	6.4

¹² U.S. Department of Housing and Urban Development, the Comprehensive Housing Affordability (CHAS) Database.

C. *Disproportionate Needs*

Information available from the 2000 census has been analyzed to identify the extent to which racial or ethnic groups may have disproportionately greater needs compared to the housing needs of all groups in Lexington County. The U.S. Department of Housing and Urban development considers that a “disproportionately greater need exists when the percentage of persons in a category is at least 10 percentage points higher than the percentage of persons in a category as a whole.”

The table below illustrates that when white households are used as the standard from which disproportion is measured, the following conclusions can be drawn:

- Black rental family households, in general but not in any one category of income are disproportionately needy;
- Hispanic rental family households, in all categories, are disproportionately needy;
- Black owner family households with incomes of 50 percent or more of the median are disproportionately needy; and
- Hispanic owner family households with incomes of 30 percent or less of the median and 80 percent or more of the median are disproportionately needy.

Table 16. Households with Any Housing Problems

Household	Percent of Median Family Income				
	30% or Less	30 to 50%	50 to 80%	80% or More	All Households
Renter Family Households					
White	75.3%	50.9%	27.7%	4.5%	25.4%
Black	78.3%	50.0%	23.2%	12.2%	41.6%
Hispanic	68.4%	100.0%	93.8%	45.2%	68.6%
All Households	70.9%	57.1%	27.3%	7.4%	33.2%
Owner Family Households					
White	74.7%	64.1%	43.3%	9.0%	17.6%
Black	73.2%	64.4%	55.1%	23.5%	32.6%
Hispanic	91.8%	62.5%	8.2%	25.0%	34.0%
All Households	63.4%	47.6%	37.3%	9.8%	20.9%

Source: CHAS Data Book

When using all households as the standard from which disproportion is measured, the following conclusions can be drawn:

- Hispanic renter households at all income levels above 30 percent of the median are disproportionately needy;

- Black owner households at all income levels are disproportionately needy; and
- Hispanic owner households with incomes of 30 percent or less of the median, 30 to 50 percent of the median, and 80 percent or more of the median are disproportionately needy.

In addition to HUD's definition of disproportionate needs, it is important to draw attention to some of the lending practices and foreclosure data identified in the County.

1. Lending Denials

Of all of the loan applications filed with the banks in Lexington County during 2007, white customers accounted for the greatest number, not surprisingly since they also account for more than 80 percent of Lexington County's population. However, black applicants were nearly 24 percent more likely to have their application rejected because of inappropriate debt-to-income ratios, nearly 73 percent more likely to be rejected because of inadequate collateral, more than 58 percent more likely to be rejected because of insufficient cash even though their rejection rates for all other reasons comparable to if not better than that for white applicants. Applicants from other population groups also suffered from worse rates of rejection in a few cases such as Native Americans and Asians for lack of collateral. The black/white disparity seems to be related to the generally lesser accumulation of wealth among the black applicants, which often is associated with a higher degree of indebtedness.

Table 17. Reasons for Denial by Race

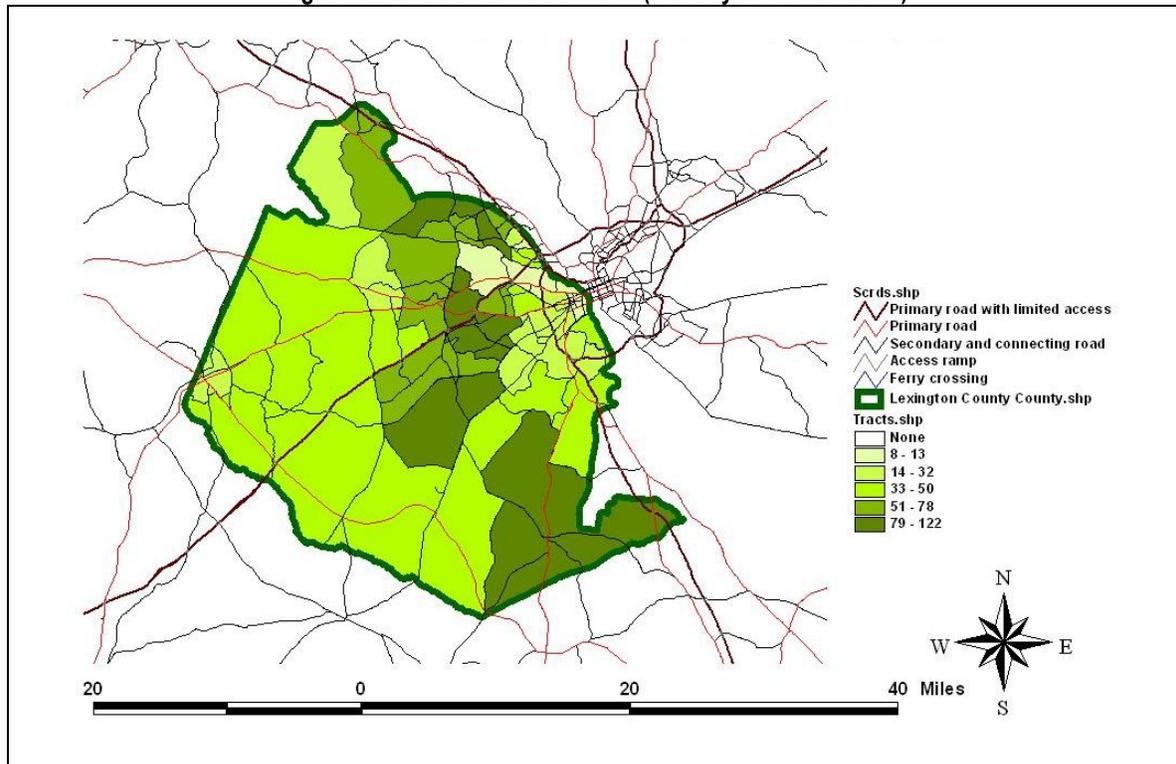
Race	Debt-to-Income Ratio	Employment	Credit	Collateral	Cash	Information	Incomplete	Mortgage Insurance	Other	Applications
Native American	12.5%	0.0%	37.5%	37.5%	12.5%	0.0%	0.0%	0.0%	0.0%	8
Asian	22.6%	0.0%	24.5%	37.7%	3.8%	0.0%	11.3%	0.0%	0.0%	53
Black	20.3%	1.0%	34.4%	17.2%	1.6%	4.2%	7.3%	0.0%	14.1%	576
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	4
White	16.4%	1.4%	33.5%	21.8%	2.4%	4.1%	7.3%	0.2%	12.8%	7,995

Source: HMDA Database

2. Foreclosures Issues

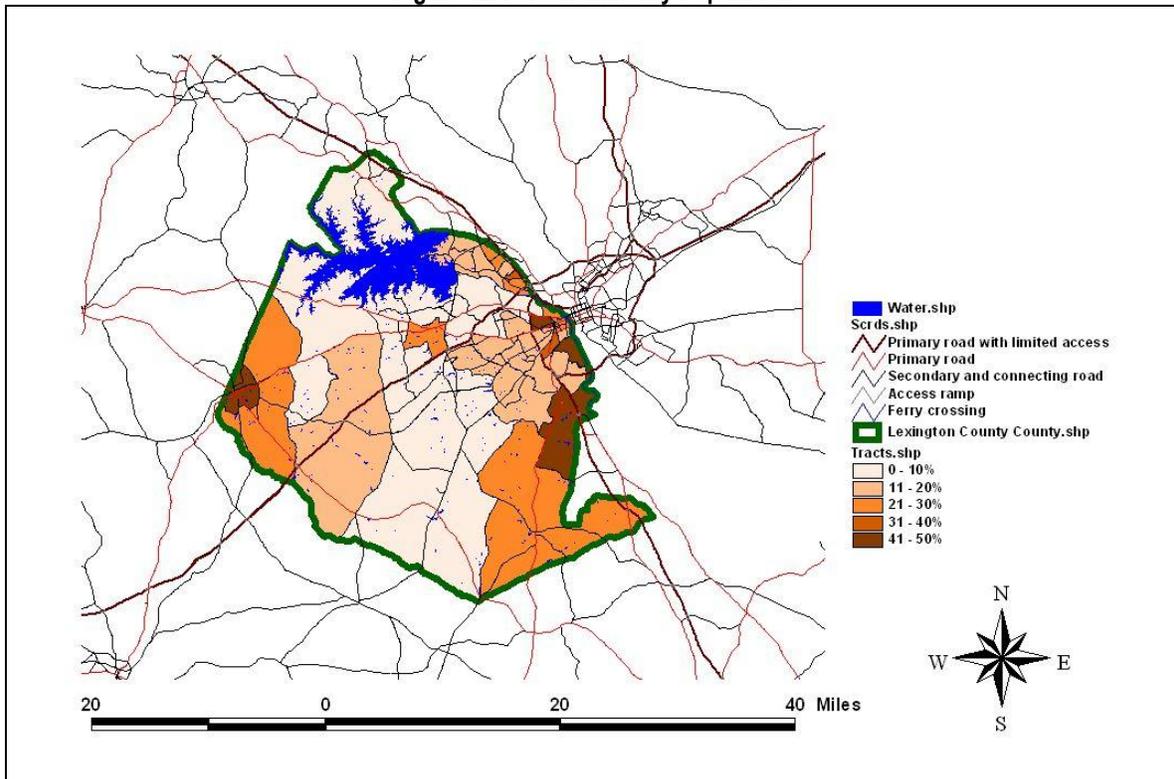
The areas in and around the southeastern Lexington County communities of Gaston and Swansea have seen some of the most highest foreclosure activity in the 18 months between January 2007 and June 2008. The towns and environs of Lexington and Red Banks have also experienced relatively heavy foreclosure activity, as have Irmo and Seven Oaks in the communities in the northern end of the county near Lake Murray.

Figure 11. Estimated Foreclosures (January 2007-June 2008)



In those developing areas in southeastern Lexington County where the incidence of foreclosures has been high (87 percent), there is also high minority population concentration (22 percent). This is also the area of recent development, some of which was undoubtedly first-time homebuyer, which most likely was impacted by the recent difficulties with predatory lending and sub-prime loans. Other areas of significant minority population, most notably immediately adjacent to the City of Columbia on the county's eastern border with a 43 percent minority population, suffered a relatively modest 44 foreclosures between January 2007 and June 2008. Within the western portions of the City of Lexington and its environs, 56 foreclosures were recorded in this area of 27 percent minority population. The West Columbia area with a 44 percent minority population only experienced 23 foreclosures. However, the areas immediately south of Lake Murray where the minority population is 15 percent suffered 138 foreclosures.

Figure 12. Percent Minority Population



D. Supportive Housing for Non-Homeless Persons with Special Needs

In examining supportive housing for persons with special needs, Lexington County has considered the needs of the elderly, persons with disabilities (including mental, physical, and developmental), persons who are chemically dependent, and persons with HIV/AIDS.

There are specific and unique needs for each special needs population; however, there are some common issues that are relevant to the category of the special needs population as a whole. The majority of special needs persons have limited incomes attributed to a lack of employment. Elderly persons who are no longer working, disabled persons with limited employment options, and persons who are chemically dependent or may have HIV/AIDS are often unable to obtain or sustain continued employment.

1. Elderly and Frail Elderly Persons

Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with aging. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery

stores grows increasingly important as a person becomes less able to drive or walk. Third, availability of ease of transportation is important for the same reason. Fourth, safety is a concern, since older Americans, especially those living alone, are particularly vulnerable to crime and financial exploitation. Fifth, weather and climate are considerations for many elderly people, since these are often factors in ease of transit as well as health. In a survey conducted by the S.C. Department of Parks, Recreation, and Tourism, this ranked high on the list of important factors for quality of life. Also on this list was cost of living. Housing issues do present a palpable problem for many elderly persons, as the numbers below show.

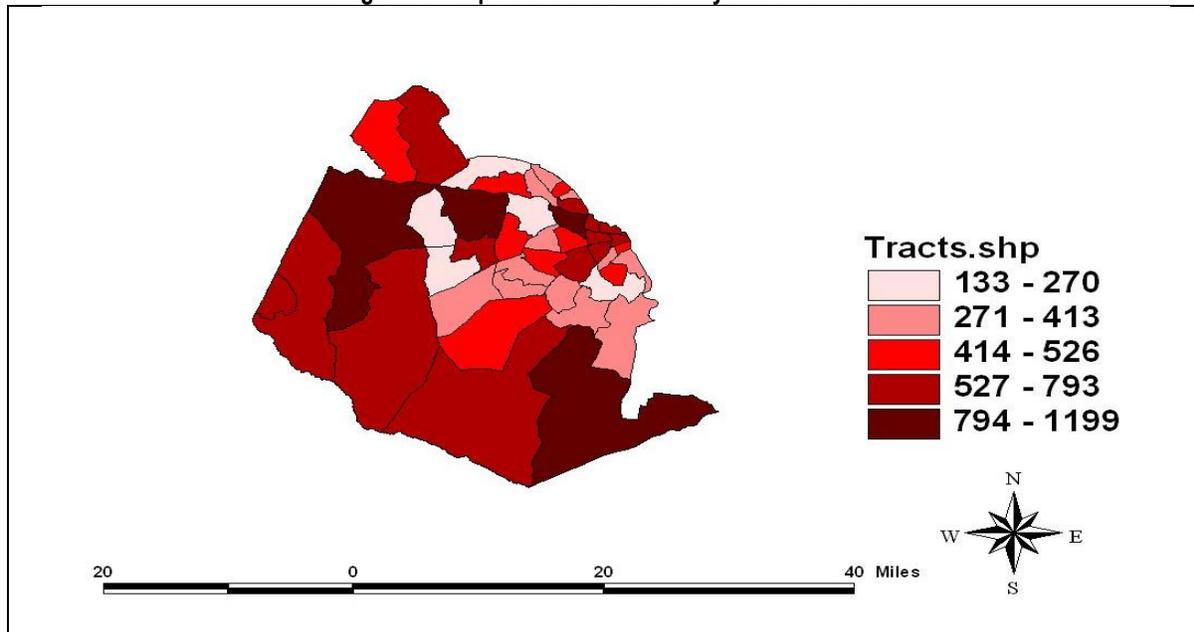
In 1990, the first Baby Boomers turned 50; in 2003, the 50 and older segment of the population comprised one-fourth of the U.S. population, and the percent is still climbing. In 1970, the median age was 28, in 2000 it was 35.3, and, by 2010, it is estimated that it will grow to 37.4. In South Carolina, the mature adult population is expected to comprise one-third of the state population by 2015. By 2020, the U.S. Census Bureau predicts that those 65 and older will number one in six. In South Carolina, the trends have been similar. From 1990 to 2000, the mature adult population grew by 33 percent to 485,300 residents who were 65 and older.

Table 18. Population 50 and Over (2000)

Location	Total Population	Population 50 Years and Over	Percent 50 Years and Over
Lexington County	216,014	56,938	26.4
South Carolina	4,012,012	1,120,787	27.9
United States	281,421,906	76,851,985	27.3

Source: U.S. Census Bureau, Census 2000

Figure 13. Population 65 and Over by Census Tract



Since this segment of the population is growing at such a pace, the county should anticipate several areas of need. Some of them include the availability of affordable, safe housing, whether this population will outlive its financial resources, whether Medicaid, Medicare, and Social Security will be able to meet the needs of this growing population, how to provide

healthcare infrastructure to meet the needs of an older population, how to pay for this care, and providing for the special needs of the elderly, such as caregivers.

Table 19. Population 65 and Over (2000)

Indicators	Lexington County				South Carolina	
	Number	Percent	Ratio County/State	County Rank	Number	Percent
Living with a Disability	9,311	45.0	0.98	37	213,448	45.8
With a Self-Care Disability	3,117	15.1	0.98	34	71,628	15.4
With a Physical Disability	3,117	15.1	0.98	34	71,628	15.4
With a Sensory Disability	3,117	15.1	0.98	34	71,628	15.4
With a Mental Disability	2,827	13.7	1.02	27	62,296	13.4
With a Go-Outside-Home Disability	4,900	23.7	1.03	29	106,977	23.0
Living in an Institutional Setting	1,383	6.3	1.52	8	19,998	4.1

Source: http://www.scmatureadults.org/who_cty03.php?COUNTYID=32#Demo

Additional useful fact about the Lexington County population and the trends influencing it are as follows:

- According to the 2000 Census, 91.1 percent of the 50 and older population was white, compared to 84.2 percent of the total population. In 1950, 81.0 percent of the 50 and older population was white.
- In 2000, 54.3 percent were women, compared to 51.4 percent of the total population. Women over 50 outnumbered men 51.4 percent to 48.6 percent in 1950.
- 63.6 percent of the population age 45 to 64 and 4.0 percent of the population age 65 and over used private insurance to pay for inpatient hospital services in 2002.
- 34.0 percent of residents 65 and older in 2000 had less than a high school education.
- As of 1999, 7.7 percent of those between 65 and 74 and 11.5 percent of those 75 and over had incomes below the poverty level.
- Poverty increases significantly among older African Americans. Almost 23 percent of those 65 to 74 and 30.2 percent of those 75 and over were below the poverty level.
- The 1999 poverty level was \$7,990 for a single person age 65 or older and \$10,075 for a two-person household with a householder 65 or older. The 2003 poverty level is \$8,825 for a single person age 65 or older and \$11,122 for a two-person household with a householder 65 or older.

Noted in Figure 14 is the distribution of the existing elderly (with 26,685 ages 62 and over) and “soon to be elderly and needing services” (with 30,253 ages 50 to 61). For Lexington County this latter group will be a large part of the target for whom planning and facilities will be required over the period of this plan.

a) Senior Living

Senior living options include retirement communities and assisted living facilities. Retirement communities include condominiums, apartments, retirement hotels, and cooperative housing that provide age-segregated, independent living units and offer personal care services, social activities, and limited nursing supervision. Assisted living or adult care homes include senior housing arrangements that provide some personal care and nursing supervision, medication monitoring, social opportunities, meals, and housekeeping.

Though not all reserved for lower income populations in Lexington County, there are a number of facilities that provide supportive housing for seniors unable to living independently but not necessarily encumbered by major health problems.

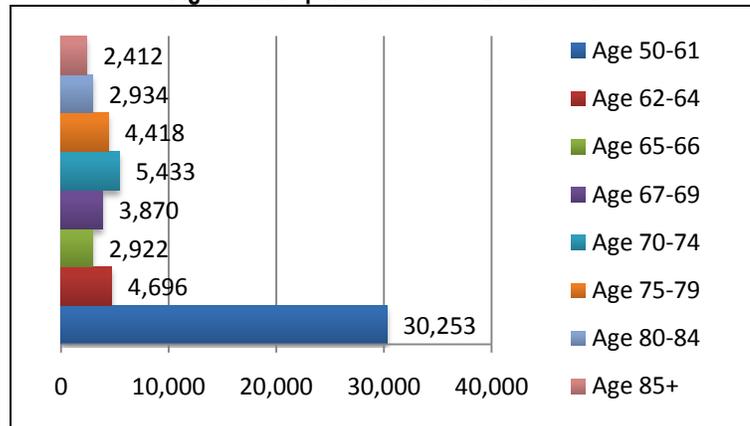
- Episcopal Home at Still Hopes, West Columbia, SC
- Agape Senior Community, Lexington, SC
- Barrett’s Way Retirement Community, Lexington, SC
- Laurel Crest, West Columbia, SC
- Oakleaf Village, Lexington, SC

b) Nursing Homes

Nursing homes include skilled nursing facilities, convalescent hospitals, intermediate care facilities and rehabilitation centers for seniors requiring 24-hour medical attention. For those needing skilled nursing care, there were 18,947 licensed nursing home beds in 195 facilities in South Carolina in July 2003. In Lexington County, there were 922 nursing home beds in eight facilities.

The occupancy rate was 91.9 for South Carolina nursing home beds in 2001. In South Carolina, 81.3 percent of available beds are filled by those over 65. As of December 2002, 240 people

Figure 14. Population Over 50 Distributed



were awaiting placement in a nursing home in the state, of which 14 were in Lexington County.¹³

2. Persons with Disabilities

Many persons with disabilities need an array of services. Housing needs to be designed to ensure that an individual lives with maximum independence in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support.

Persons experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. Because of this limited income, many of these individuals live in either unsafe or substandard housing. The housing needs for this population are similar to other low-income individuals. However, many will need multiple services—such as medication management, housing and transportation management, and job skills development—to monitor and treat the mental illness.

For those with physical disabilities, housing must include a variety of options to meet the unique needs of persons with diverse types of disabilities. Services must be provided by area programs or contracted privately, including group home placements, intermediate care facilities, supported living programs, supported employment, sheltered workshops, home ownership and rental subsidy.

Despite the type of disability, residential placements need to provide the equipment and supplies necessary to assist in successful, long-term housing stability. Admissions to state or private hospitals, mental health centers, or state schools cannot be considered permanent or long-term residential options.

In 2000 in the U.S., one out of every five people lived with some type of disability or persistent condition. These numbers were highest in the south, where almost two out of every five people lived with a disability. In 2000 in Lexington County, the number of people living with a disability was 36,632 or 18.4 percent of the population. That percentage was lower than that for the U.S. in the same year, which was 19.3 percent. In fiscal year 2006-2007, the S.C. Department of Disabilities and Special Needs (DDSN) served 28,000 individuals with mental and related disabilities, autism, head injury, and spinal cord injury.

About 82 percent lived at home with their families (the national average is 60 percent), and 18 percent needed care that could only be provided in community residential settings or in one of five state-operated regional centers. The number of individuals who need these services is

¹³ Source: http://www.scmatureadults.org/how_cty03.php?COUNTYID=32#insurance

growing. In 2006-2007 the Department of Disability and Special Needs received about 400 requests for assistance each month, and that number is expected to rise.

According to the department's *Accountability Report*, "More babies are born each year with severe birth defects and more adults survive accidents that leave them with severe brain or spinal cord injuries. Advances in science and modern medicine save lives, but also add a growing group of children and adults who need services for the rest of their lives." In 2006-2007, DDSN had a waiting list of over 2,000 people needing residential services and a waiting list of 1,099 people for day and employment programs. Furthermore, many of the disabled are cared for by parents who are 65 and older. When the parents can no longer care for them, the state must supply assistance.

3. Persons with Alcohol and Substance Addictions

The majority of people that suffer from any form of alcohol or substance abuse maintain jobs and homes at the beginning stages of their problem. However, as the problem progresses, the ability to maintain a well functioning lifestyle diminishes. This problem touches every income and racial group, but is found to be most prevalent among the lowest income groups. Preventive programs incorporated into housing services provided to low-income persons are necessary to address this problem.

An estimated 236,000 residents of South Carolina suffer from alcohol and/or drug addiction that requires immediate intervention and treatment. In fiscal year 2006-2007, the S.C. Department of Alcohol and Other Drug Abuse Services (DAODAS) provided services for 48,299 state residents. According to the DAODAS, the estimated cost of treatment and other programs to the state annually is \$2.5 billion per year. DAODAS and affiliated agencies also provide prevention activities, the funding for which comes from several sources. The Substance Abuse Prevention and Treatment Block Grant—which is provided by the Substance Abuse and Mental Health Services Administration in Washington, D.C.—provides about 50 percent of the funding for these activities with 30 percent provided by State funds and about 20 percent from Medicaid and other federal grants.

Established in 1973, the Lexington-Richland Alcohol and Drug Abuse Council (LRADAC) serves men and women 18 years of age and older, primarily in Lexington and Richland Counties. Services are designed to meet the needs of individuals, as well as their families, and include early intervention, screening and assessment, individual and group counseling, intensive outpatient counseling, community housing, and medical detoxification. LRADAC operates a community residence for women, which offers low-intensity treatment in a safe, secure environment conducive to continued recovery. The 24-bed facility operates 24 hours per day, 7 days per week. In addition to housing, services are focused on applying recovery skills, preventing relapse, promoting personal responsibility, and reintegrating clients into the community.

4. Persons with HIV/AIDS

According to the S.C. Department of Health and Environmental Control, from 1981 to 2007 there were 16,970 documented cases of AIDS of which 9,288 were still living. There were an additional 5,151 individuals that were HIV-infected but did not have AIDS.

Table 20. HIV/AIDS Cases and Annual Rates per 100,000 Population

Year	Lexington County		South Carolina	
	Cases	Rate	Cases	Rate
2004	42	18.6%	891	21.5%
2005	36	15.4%	773	18.3%
2006	30	12.5%	770	17.8%
2007	26	10.8%	774	17.9%
2008	33	13.7%	732	16.9%

In 2008 there were 33 new cases of HIV/AIDS identified in Lexington County which reflects a rate of 13.7 per 100,000 of population. This represents an increase of seven cases and a 2.9 percent in the rate over the previous year. This is the highest number of annual cases identified since 2005. Since an estimated 43 percent of all persons living with HIV/AIDS are unemployed and almost half of women living with HIV/AIDS earn less than \$10,000 a year, it follows that, for these people, housing and shelter are issues.

While prevention, medical, and support services are available to people with HIV/AIDS, there is a higher need for housing, including permanent supportive housing, rental assistance, and transitional supportive housing for patients leaving institutions of physical health or incarceration. In Lexington County, housing services are available to persons with HIV/AIDS from Cooperative Ministry and Palmetto AIDS Life Support Services.¹⁴

E. Lead-Based Paint Hazards

Lead is a toxin that affects the central nervous system and is particularly damaging to the developing nervous systems of young children and fetuses. High blood lead levels can result in convulsions, mental retardation, and even death. Research has shown that even low lead levels can have serious health consequences. These include reduced intelligence and short-term memory, slower reaction times, poorer hand-eye coordination, reduced height, hearing problems, and numerous behavioral problems. The effects of lead toxicity have been well established, with clear evidence of harm found in children whose blood lead levels are above 10 µg/dL (micrograms per deciliter) and some evidence that harm may occur at lower levels. Although there are many sources of lead in the environment, including drinking water, food, emissions from gasoline combustion, and industrial emissions, it is clear that lead-based paint (LBP) plays a major role in high blood lead levels among children today.

1. National Trends

Nationwide, an estimated 40 percent of all homes have lead-based paint somewhere in the building. Although a large number of homes have lead-based paint, most homes have relatively

¹⁴ South Carolina Department of Health and Environmental Control, [Statewide HIV/AIDS Resources and Information Network Guide – \(SHARING\)](#), (January 5, 2010) [On-line] Available: www.scdhec.gov/health/disease/stdhiv/sharing.htm.

small surface areas of such paint. The average home with LBP has an estimated 259 square feet of interior lead-based paint and 996 square feet of exterior LBP. An estimated 27 percent of homes in the U.S. have significant lead-based paint hazards somewhere in the building or on the premises. Even more alarming is that one in three homes that include young children (under age six) has significant lead-based paint hazards. However there is good news – a recent HUD survey indicated that the number of housing units with lead-based paint has declined by more than 40 percent from 1990 to 2000.

Data provided in the National Survey of Lead and Allergens in Housing published in 2001 indicated that older homes are more likely to have LBP than newer homes. A significant factor in the incidence of LBP is that fact that the use of lead-based paint was banned in 1978. An estimated three percent of homes built between 1960 and 1979 have deteriorated LBP, but the percentage increases to 32 percent for homes built between 1940 and 1959, and to 56 percent for homes built before 1940. Overall, two percent of homes built after 1960 show signs of deteriorated lead-based paint. The rate increases to 25 percent of all homes built between 1940 and 1959, and up to 44 percent for homes constructed prior to 1940. The condition of the paint is important in determining whether a LBP hazard exists. Except during renovations, maintenance, or other activities that could disturb it, intact lead-based paint is believed to pose little immediate risk to occupants. However, significantly deteriorated lead-based paint may present an immediate danger to occupants, especially to young children. As lead-based paint deteriorates, the possibility of lead being distributed into the surrounding environment, thus elevating the risk of exposure, is much greater. Paint chips are attractive and easily ingested for small children. LBP dust can infiltrate food and beverages, and can attach to clothes and shoes and even exposed skin.

Nationally, the presence of lead is even more widespread in public housing; 86 percent of all pre-1980 public housing family units have lead-based paint somewhere in the building. It is likely that this holds true in Lexington County's public housing units as well.

2. Local Estimates

Estimated incidence of lead-based paint among the Lexington County housing stock is gradually being reduced as new houses enter the market that are lead free and older homes with higher potential for lead-based paint hazard leave the market. Currently, Lexington County estimates that 8.3 percent of its housing units may have some lead-based paint. Of these units, 95 percent or more are estimated to be occupied by low- and moderate-income households.

3. Actions to Address

The County continues its efforts towards reducing the hazards of lead based paint to its citizens and particularly those who with lower incomes. A number of efforts are underway at both the County and State levels as described below:

a) Education

Staff maintains a variety of HUD-developed brochures describing the dangers of lead and lead paint. The brochures include information on common instances of lead paint 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.

b) Screening

According to the Centers for Disease Control, children younger than 72 months of age should be screened. Treatment generally consists of various methods of chelation, a process of removing lead from the body. A priority for treatment of children with elevated blood lead levels, however, is removal of lead from their environments.

The South Carolina Childhood Lead Poisoning Prevention Program (SC CLPPP) is administered through the Women and Children's Services Division of the South Carolina Department of Health and Environmental Control (SC DHEC). SC CLPPP's main functions and services include the development and implementation of a statewide plan for childhood lead screening, policy review and development, education and training of professionals and providers, public education, and outreach. Lead screening was provided for children up to age 6 during Early and Periodic Screening, Diagnostic, and Treatment (EPSDT) and Women, Infants and Children (WIC) visits until January of 2004. Since that time EPSDT screenings have continued, however, WIC clinics no longer provide blood level lead screening.

Table 21. Children Age 6 or Less with Blood Lead Levels of 10 µg/dL or Higher¹⁵

Year	Lexington County		South Carolina	
	Frequency	Percentage	Frequency	Percentage
1999	23	12.8	1,093	19.4
2000	55	30.6	1,265	22.5
2001	19	10.6	874	15.5
2002	11	6.1	764	13.6
2003	23	12.8	648	11.5
2004	26	14.4	536	9.5
2005	23	12.8	445	7.9
Total	180	100.0	5,625	100.0

SC DHEC screens an average of 1,460 Lexington County children annually for signs of lead-based poisoning (blood level of 10µg/dL or higher). While the number of children with elevated lead levels in South Carolina has been steadily declining since 2000, in Lexington County the number has been relatively steady from 2003 through 2005 (the last

year for which data is currently available). Table 21 shows the number of children under age six with elevated lead levels from 1999-2005.

c) Abatement

The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992), amend the Lead-Based Paint Poisoning Prevention

¹⁵ Source: SC CLPPP available at <http://scangis.dhec.sc.gov/scan/lead/input.aspx>.

Act of 1971, which is the basic law regarding lead-based paint in federally associated housing. The law and subsequent amendments issued by HUD protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

The regulation “Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance” was published in the Federal Register in September of 1999. The requirements apply to housing built before 1978, the year that lead-based paint was banned nationwide for consumer use. Emphasis is placed on the reduction of household dust which may contain lead-based paint particles and requires testing after paint is disturbed to make sure that the home is lead-safe.

Buildings that contain lead paint are considered hazards, especially when they contain lead paint that is chipping, peeling, flaking, chalking, is on windowsills that are wearing, is on flooring, can come into contact with a child’s mouth, or is disturbed by remodeling or repainting. Abatement of a lead-contaminated building becomes a necessity when the child or children living there have a blood lead level greater than or equal to 20µg/dL. Abatement should include the following steps:

- Proper training of all workers involved in the abatement
- Protecting those workers whenever they are in the abatement area
- Containing lead-bearing dust and debris.
- Replacing, encapsulating, or removing lead-based paint
- Cleaning the abatement area thoroughly
- Disposing of abatement debris properly
- Inspecting to make certain the property is ready for re-occupancy

Lexington County does offer a rehabilitation program that will abate lead based paint for units prior to 1978. All federal requirements are followed. It will address lead-based paint issues when the need arises by establishing processes including:

- Certifying appropriate staff as lead-based paint inspectors and risk assessors;
- Distributing information on lead-based paint hazards to all households that participate in any housing programs that purchase or rehabilitate homes built before 1978;
- Conducting lead-based paint inspections and assessments as necessary; and

- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required by all federally funded projects.

F. Barriers to Affordable Housing

Communities that strive to ensure a diverse mix of housing face barriers when trying to provide affordable housing. The greatest barrier to affordable housing is the availability and price of land. The rising cost of land and the widening gap between income and housing costs contribute to this obstacle. Another impediment is financing. Federal funding for housing has been steadily declining and state and local governments struggle to compensate for this loss in revenue. Furthermore, building regulations and government fees can make affordable housing even more challenging. These include costs and fees associated with land development regulations, zoning, building code, and infrastructure fees (tap fees).

Housing problems become apparent when there is lack of suitable, affordable housing. HUD defines housing problems as one or more of the following:

- Cost Burden— greater than 30 percent of income is spent on housing
- Overcrowding— a residential unit is occupied by 1.01 or more persons per bedroom
- Lacking complete kitchen or plumbing facilities

However, the concept of barriers to affordable housing is much more complex when viewed through the prism of regulatory barriers. These include the following:

- Administrative Processes and Streamlining: This is the procedure by which developers receive permission to develop affordable housing. It includes the process for obtaining zoning changes, building permits, and occupancy permits. The topic also refers to receiving approvals from each government agency involved in the development process, as well as any required public hearings or citizen meetings. It includes both the pre-construction planning activities and review activities that occur during construction.
- Building and Housing Codes: Building and housing codes are state or local ordinances that prescribe certain minimum standards for construction, rehabilitation, or occupancy of affordable housing. It also relates to the acceptance or rejection of new building designs, materials, or technology intended to reduce the cost of affordable housing.
- Fair Housing and Neighborhood De-concentration: This topic refers to state and local laws that prohibit discrimination based on race, color, religion, sex, handicap, familial status, and national origin. It also refers to actions taken by state or local governments to enforce or evade these laws.

- Fees and Dedications: Fees and Dedications are state and local requirements for the payment of fees, dedication of property, or installation of infrastructure to meet the increased demand on public services that result from a particular development.
- Planning and Growth Restrictions: Barriers and solutions included in this category related to the process of developing a comprehensive land use plan and the restrictions placed on future development based on a map of the community. The topic also covers activities such as smart growth programs, sewer and building permit moratoriums, or requirements for fiscal impact studies.
- Redevelopment/Infill: This topic refers to the rules under which abandoned or underused property is redeveloped. This topic includes inner city redevelopment, single lot infill, and Brownfield redevelopment, as well as the process for obtaining the state and local government authorization to proceed with such work.
- Rent Controls: Rent controls are defined as state and local government actions that restrict rent increases or service fee charges to tenants.
- State and Local Environmental and Historic Preservation Regulations/Enforcement Process: This topic refers to state and local enforcement of environmental and historic preservation laws. The topic also includes additional regulations promulgated by state and local governments that exceed federal requirements.
- Tax Policies: Any barriers or solutions in this category are state and local tax policies that impact housing affordability, and include laws related to property taxes, tax assessments, transfer taxes, and sales taxes on building materials. It also refers to tax abatements or concessions and homestead exemptions.
- Zoning, Land Development, Construction, and Subdivision Regulations: This category includes any rules and regulations that affect the use of land. It also contains rules and regulations that permit an owner to divide his land into smaller tracts. These activities include barriers, such as exclusionary zoning, as well as solutions, such as bonus density zoning. It also includes private restrictions on the use of property, such as deed restrictions.

In 2003 the Governor's Task Force on Affordable Housing issued a report that discussed the importance of affordable housing in South Carolina, and identifies barriers to the successful development of more affordable housing. The Task Force found that there were three general areas in need of improvement: coordination, accountability and planning; availability; and education and awareness. To meet the needs in these areas, numerous actions were recommended. These include:

- Creating an affordable housing council that could work to improve coordination of existing Federal and state housing programs and encourage research on preserving and increasing the supply of affordable housing;
- Requesting that the South Carolina General Assembly leadership designate a committee in the Senate and the House to assume responsibility for housing issues and legislation;
- Expanding the use of non-traditional housing resources;
- Increasing the production of affordable rental housing (by encouraging housing authorities to partner with public, nonprofit and private developers to use Section 8 resources in conjunction with housing projects and creating a statewide loan consortium to provide long-term loans for the construction of rental housing, amongst other recommendations);
- Working to lower development costs by encouraging more flexible zoning and land use regulations and caps, reductions or waiver on impact, tap and permit fees; providing incentives, such as tax credits; non-profit capacity building; and
- Creating a clearinghouse of sorts that will have a comprehensive list of existing services and provide complete, uniform information to intake agencies.

The task force also recommended further study to consider treating property taxes on affordable residential rental housing in the same manner as that for owner-occupied primary residential home taxes.

Of the 83,386 households in Lexington County, only 14,869 households (17.8 percent) would meet HUD's definition of having housing problems. Of that number only 854 (1.0 percent) have problems with overcrowding and/or inadequate plumbing/kitchen facilities alone. The remainder of the households with housing problems have some combination of cost burden as well. There were 101,608 housing units in Lexington County in 2006. Of those, 626 lacked plumbing facilities and 167 lacked kitchen facilities (American Community Survey, 2006). These figures represent a small portion of the population.

Lexington County's greatest barrier to affordable housing is the unbalanced relation between the costs of housing and income. According to the SOCDs CHAS, 16.8 percent of households in Lexington County experience cost burden. More than 9 percent of homeowner households (7,630) and 6.4 percent of renter households (5,336) spend greater than 30 percent of their income on housing and associated costs. The National Low Income Housing Coalition updated this statistic for renters and reports that 41 percent of renters are unable to afford a two-bedroom unit at fair market rent (NLIHC Out of Reach Report, 2009).

III. Homeless Assessment¹⁶

The homeless population encompasses a broad range of individuals and families with special needs. National research indicates that 80 percent of the homeless are without homes for a short period and need assistance in finding housing and, in some cases, with rent payments. The other 20 percent of the homeless population experience longer and chronic periods of homelessness and require permanent support systems for housing and support services.

Homelessness is a significant risk factor for a broad range of health and social problems. Alcohol and drug abuse, domestic violence, and mental illness are common problems among the adult homeless population. Domestic violence is the second leading cause of homelessness among women. Among the State's homeless population, nearly a third are identified as substance abusers, almost a fifth are mentally ill, another 15 percent are diagnosed as both mentally ill and substance abusers. Approximately one-fourth are domestic violence victims, seven percent are youth, six percent have HIV, and 10 percent are veterans. More than two-thirds of the State's total homeless population is adults and children in families.

Individuals and families without adequate shelter experience greater barriers in obtaining the support services they need. Because of the unique circumstances and conditions of the homeless, local agencies and service providers must work in close coordination to address their special needs.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate nighttime residence; and who has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Families who are doubling up with friends or relatives because they have no other housing options are also considered homeless under the McKinney Act. The McKinney legislation recognizes that doubling up is a temporary situation, one that is often prohibited by public housing laws and landlords. If the extra household residents were discovered, both families would likely be evicted. Moreover, doubled-up friends or families often impose space and financial burdens on the host family and the guests are often asked to leave after a short time.

¹⁶ Midlands Area Consortium for the Homeless, *2001 Continuum of Care Application* (n.d.).

Finally, in communities with no public shelters, doubling up is often the stopgap measure before sleeping on the streets.

To address the needs of the homeless, the Midlands Area Consortium for the Homeless (MACH) was founded in 1994 and is recognized by the U.S. Department of Housing and Urban Development. MACH serves the following 11 counties: Aiken, Allendale, Bamberg, Barnwell, Calhoun, Chester, Fairfield, Kershaw, Lancaster, Lexington, Newberry, Orangeburg, Richland and York.

Table 22. Total Homeless from One-Day County by MACH (2007)

Population		Lexington County	South Carolina
Homeless Using HUD's Definition	Children	12	1,035
	Adults	55	4,559
	Persons	67	5,594
Other Homeless	Children	25	294
	Adults	61	871
	Persons	86	1,165
All Homeless	Children	37	1,329
	Adults	116	5,430
	Persons	153	6,759

MACH, a nonprofit corporation, is comprised of over 60 agencies and led by a board of directors to fulfill a single purpose to end homelessness by making a difference in the lives of people who are experiencing homelessness. MACH addresses this cause by promoting collaboration and planning among state and local governments, corporate and nonprofit organizations and faith-based entities that support individuals and families in their quest to move from homelessness to housing.

According to a recent count of homeless in the region, Lexington County seems to have a need to house 153 persons, including 37 homeless children and 116 homeless adults. This amounts to approximately 2.3 percent of the total need for the state of South Carolina. This also represents approximately 0.06 percent of the county's population.

A. Subpopulations in the Region

This homeless count revealed the following information concerning the homeless subpopulations in the areas served by MACH. Note that unsheltered populations include those living in a building no meant for human habitation, outdoors, in cars or other vehicles, or in a hotel/motel paid for with vouchers; those in an emergency room; and those with missing information.

Table 23. Homeless Subpopulations in MACH Service Area

Subpopulation	Sheltered	Unsheltered	Total
Chronically Homeless (Federal definition)	105	80	185
Severely Mentally Ill	127	77	204
Chronic Substance Abuse	197	120	317
Veterans	162	49	211
Persons with HIV/AIDS	12	23	35
Victims of Domestic Violence	159	122	281
Unaccompanied Youth (under 18)	7	1	8
Total	769	472	1,241

In Lexington County, there are currently estimated to be 153 homeless of which 29 are in emergency shelters, 117 in transitional housing, and 7 that remain unsheltered. The demographics of the homeless population in Lexington County are shown in the following tables.

Population	Lexington County	South Carolina
Race		
Black	78	2,486
White	74	1,856
Other	1	208
Unknown	0	114
Ethnicity		
Hispanic/Latino	4	140
Non-Hispanic/Non-Latino	149	4,524

Population	Lexington County	South Carolina
Under 1	4	41
1 to 5	23	276
6 to 17	36	501
18 to 32	15	784
33 to 52	45	2,019
53 to 62	26	685
Over 62	3	99
Unknown	1	259

Population	Lexington County	South Carolina
Disability		
Substance Abuse	25	723
Mental Illness	8	523
HIV	0	49
Other	6	250
Total with Disabilities	31	1,183
Other Groups		
Domestic Violence	37	569
Veteran	27	556
Chronic Homeless	6	460
Total	90	3,781

B. Existing Resources and Services—Continuum of Care

Lexington County is part of a larger cooperative group centered around the Columbia metropolitan area that is responsible for tracking, evaluating and planning to serve homeless, emergency and transitional housing needs. The chart below identifies the number of beds available in the entire project area, including Lexington County, and for which no breakout of county-specific information is available at this time. However, this does give an idea of the capacity of the region to address the problems of these special needs populations.

Table 27. Summary of All Beds Reported by Columbia/Midlands Continuum of Care

Type	Family Units	Family Beds	Individual Beds	Total Year-Round Beds	Seasonal	Overflow/Voucher
Emergency, Safe Haven & Transitional Housing	128	39+5	459	854	150	31
Emergency Shelter	53	175	173	348	150	31
Transitional Housing	75	220	286	506	—	—
Permanent Supportive Housing	135	331	175	506	—	—
Total	263	726	634	1,360	150	31

Members of MACH provide a wide range of housing and supportive services, which include: emergency and transitional shelter, permanent housing, clothing, food, meals, employment and training, transportation, legal services, rent and utility assistance, counseling for various addictions, case management, dental care, medical care and childcare.

IV. Non-Housing Community Development

Lexington County provides various services and public facilities funded from taxes, fees and state funding. These services include such important public functions as law enforcement, the judicial system, road and drainage maintenance, wastewater collection, education and many others. The incorporated areas of Lexington County also provide some of these services and additional services not provided by the county. The state legislature creates special purpose districts within the county with taxing authority to provide certain services with funds from taxes levied and collected for them from the county.

A. Public Facilities

1. Parks and Recreation

The Lexington County Recreation Commission was created by an act of the Legislature in 1968 as a Special Purpose District. The Commission as an active, functioning body with employees began operations in January, 1970. The organization began with no facilities and no budget and has since developed the many facilities and various programs enjoyed by the citizens today. On July 1, 1980, Lexington County Council requested the Commission absorb into its operation an existing senior citizen program, then administered by Richland Lexington Council on Aging. On July 1, 1982, it unofficially became the Lexington County Recreation and Aging Commission (LCRAC).

The Irmo-Chapin Recreation Commission exists to enhance the quality of life for all citizens of the district through the development of recreation programs that promote a lifestyle of wellness, physical activities and cultural experiences for all ages. The Commission offers a variety of facilities, activities, and events at three different locations

2. Libraries

The Lexington County Public Library System provides timely, accurate, and useful information to the citizens, families, businesses and organizations of Lexington County and surrounding areas. The Library System encourages children to develop a life-long interest in reading and learning; offers current high-demand materials for all ages; and assists patrons meet educational objectives. The library supports these commitments by providing materials, services, and well-trained, courteous and knowledgeable staff. The Lexington Main Library's "Virtual Library" consists of 16 computers available to the public. A "South Carolina Room" is invaluable for citizens interested in genealogy and history. The experienced professionals in the Lexington Main Library's Reference Department assist with research and reference queries. A large children's area, a meeting room, two conference rooms, and a popular materials area are also important features of the Main Library. The Main Library and the Cayce/West Columbia and Irmo Branch libraries are open 67 hours a week. Other branches are open hours ranging from 33 to 56 hours per week.

Ten branch programs not only further literacy, but also promote cultural and educational experiences. Some programs are recreational, but all foster a love of reading. All branches have meeting facilities available for use by outside groups.

The library system is constantly expanding its materials collection and facilities to serve the rapidly growing population of Lexington County. The library has recently constructed a new building for the Swansea Branch as well as a new South Congaree-Pine Ridge Branch. The Chapin, Gilbert-Summit and Gaston Branches have been expanded to provide separate children's area and meeting rooms.

3. Health Facilities

Lexington County Hospital opened in 1971 and quickly became a leader in providing quality health care to its community. The Center operates as a public, non-profit entity governed by a board of directors that are appointed by the Lexington County Council. From its beginning as a 125-bed County hospital, the facility has grown into a 384-bed modern medical complex that anchors a comprehensive network of 600-plus affiliated physicians, including six strategically located community medical and urgent care centers, an occupational health center, the largest extended care facility in the state and an Alzheimer's Care Center. The Health Directions program provides a complete array of health and wellness classes. The facility employs more than 5,000 people in and around Lexington County and offer a wide array of community outreach programs, education and health screenings

The hospital has expanded from its single main campus located on Highway 378 in West Columbia to a network of facilities that include six community outpatient facilities. These community centers located in Irmo, Swansea, Chapin, Batesburg-Leesville, Gilbert and Lexington help to make healthcare accessible and convenient to all residents of Lexington County.

Lexington County Public Health Department is part of the Region 3 Public Health Office. is part of the Region 8 Public Health Office. Services include WIC supplemental foods and nutrition education for eligible pregnant and post-partum women and infants and children up to age 5; maternity care and education for pregnant women; family planning counseling and education and birth control; health screenings for HIV, STDs and TB; immunization, nutrition, lead screening, and social services. Services also include environmental health issues, such as restaurant inspections, on-site sewage, rabies, and West Nile Virus. This region does not deny services due to a client's inability to pay.

4. Education

The County has five autonomous school districts, each governed by its own elected board of trustees. The Midlands Technical College also has campuses located in Lexington County. Additional public and private higher education institutions are located within commuting distance of the County and include Newberry College (Private Liberal Arts), Allen University (Private Historically Black University), Benedict College (Private Historically Black College), Columbia International University (Private Theological Seminary), Columbia College (Private Predominantly Female College), and University of South Carolina (State-Supported Senior University).

a) Primary and Secondary Education

Lexington County School District 1 remains the largest school district in Lexington County geographically. Lexington County takes up 750 square miles. Lexington One occupies 360 square miles or 48 percent of the county.

Lexington School District 2 is situated in the center of the County and is governed by a Board of Trustees. The School District encompasses a land area of 92 square miles and is separated by the Congaree River from the City of Columbia and is part of the Columbia metro area. Lexington County's largest municipalities – the cities of West Columbia and Cayce are located within the School District. Also included in its boundaries are the towns of Springdale, South Congaree, and Pine Ridge.

Lexington School District 3 is located in western Lexington County and also serves a small section of eastern Saluda County. Primarily serving the Town of Batesburg-Leesville, the School District operates one primary, one elementary, one middle, and one comprehensive high school. The District also operates a First Steps Early Childhood program and a Lifelong Learning Center for Adult Education programs.

Lexington School District 4 includes Gaston and Swansea communities which cover approximately 87 square miles. This district operates six schools—Swansea Primary and Frances Mack Primary, Sandhills Elementary, Sandhills Intermediate, Sandhills Middle, and Swansea High. Extracurricular offerings include a full schedule of sports including varsity, JV, and B-teams

in football; boys' and girls' basketball, track, and soccer; golf; wrestling; volleyball; softball; baseball; and academic clubs. Students may enroll in band in grades six through twelve. Band and choral concerts are presented annually for the community's enjoyment by elementary and high school students.

School District 5 of Lexington/Richland Counties is commonly referred to as District Five. The school district was organized by action of the Lexington County Board of Education in 1951 and the Richland County Board of Education in 1952. The action of the Boards of Education consolidated several smaller school districts in the Counties. The District Five encompasses a land area of approximately 196 square miles, approximately one-half of which is situated in each of Lexington and Richland Counties. The school district consists of the northern portion of Lexington County lying north of Lake Murray and the Saluda River and the northwestern portion of Richland County lying south of the Broad River. The School District is primarily a residential suburb located to the northwest of the city of Columbia, the capital city of South Carolina. Included in the District Five are the towns of Irmo and Chapin. The school district has three attendance areas: Chapin, Dutch Fork, and Irmo. District Five operates a total of 11 elementary schools, four middle schools, three high schools, and one alternative school.

The school districts cover the following areas:

- Lexington County School District 1 - Gilbert, Lexington, Pelion
- Lexington County School District 2 - Cayce, Pine Ridge, South Congaree, Springdale, West Columbia
- Lexington County School District 3 - Batesburg-Leesville
- Lexington County School District 4 - Gaston, Swansea
- Lexington-Richland School District 5 - Chapin, Columbia, Irmo

b) Workforce Training and Post-Secondary Education

Midlands Technical College is a comprehensive two-year college providing career and transfer education and is part of the South Carolina Technical College System. One of South Carolina's largest two-year colleges, Midlands Technical College enrolls approximately 11,000 students seeking to develop career-skills or transfer to a four-year institution. With the latest technology and a diverse learning environment, the college makes higher education affordable, convenient and readily accessible. Midlands Technical College prides itself on excellence in curriculum, staffing, equipment, and service to its student body and the Midlands.

Located on 31 acres in Columbia, the Beltline Campus consists of 12 buildings with a total 232,539 square feet. The Airport Campus, located on 65 acres in West Columbia in Lexington

County, includes 15 buildings with a total 258,357 square feet. The 34,360-square-foot Harbison Campus, located on 19 acres in Irmo in Lexington County, has seven buildings.

Midlands Technical College offers approximately one hundred associate degree, diploma, and certificate programs of study and an estimated 70 percent of the courses are in the career program area. A strong college transfer program has evolved to allow students the opportunity to take the first two years of a baccalaureate degree and transfer to one of the state's four-year institutions. Midlands Technical College is currently the largest source of transfer students to the University of South Carolina-Columbia.

The college currently provides a variety of educational opportunities that support its mission of human resource development in support of economic growth in its service region. The Continuing Education Division provides continuing education opportunities to more than 30,000 individuals annually and is one of the largest providers of noncredit professional upgrade training of any two-year college in the state. Midlands Technical College is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools.

5. Solid Waste Disposal

Lexington County Solid Waste Management provides education outreach to public schools, community groups and individuals interested in learning about recycling and responsible waste disposal. The department supervises, coordinates, and administers:

- Accounting/collections
- Collection and Recycling Centers
- Franchise garbage collection in unincorporated areas
- Closed landfill monitoring
- Construction and demolition landfill operations
- Municipal solid waste transfer station operations
- Recycling collection and processing

6. Historic Preservation

The U.S. Department of Interior accepts nominations to the National Register of Historic Places for individual sites and for districts. The National Register denotes a district as an area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. In Lexington

County, there are five districts included in the National Register. The following properties in Lexington County have been listed in the National Register as historic sites or districts.

Figure 15. Historic Properties in Lexington County

A. C. Jones House	Ballentine-Shealy House	Bank of Western Carolina
Batesburg Commercial Historic District	Broadus Edwards House	C. E. Corley House
Cartledge House	Charlton Rauch House	Church Street Historic District
Congarees Site	Crowell Mitchell House	D. D. D. Barr House
David Jefferson Griffith House	David Rawl House	Ernest L. Hazelius House
Fox House	Guignard Brick Works	Gunter-Summers House
Hampton Hendrix Office	Hartley House	Henry Franklin Hendrix House
Henry Lybrand Farm	Home National Bank	J. B. Holman House
Jacob Wingard Dreher House	James Harman Building	James Stewart House
John Jacob Hite Farm	John Jacob Rawl House	John Solomon Hendrix House
Leesville College Historic District	Lemuel Boozer House	Maj. Henry A. Meetze House
Manning Archeological Site	McKendree Mitchell House	Mitchell-Shealy House
Mount Hebron Temperance Hall	Music Hall Evangelical Lutheran Church	New Brookland Historic District
Old Batesburg Grade School	Old Batesburg-Leesville High School	Rawl-Couch House
Rev. Frank Yarborough House	Robinson-Hiller House	Saluda Factory Historic District
SAM Site	Simmons-Harth House	Simon Bouknight House
Southern Railway Depot	Still Hopes	Taylor Site
Thomas Galbraith Herbert House	Vastine Wessinger House	W. Q. M. Berly House
William Berly House	William J. Cayce House	

7. Museums

The Museum serves as an invaluable educational tool by promoting the county's history and attracting school groups, many of which annually take tours of its grounds and buildings. It is a place where the citizens of Lexington County may take pride in their heritage and form a more closely-knit community through a heightened knowledge of their history.

Located in the Cayce City Hall Complex, the Cayce Museum chronicles the history of the first European settlement in the Midlands of South Carolina. The museum interprets the agricultural, social, and cultural heritage of Old Saxe Gotha, Granby, Cayce, and West Columbia. Exhibits emphasize periods of Colonial trade, agricultural development and transportation from the 18th Century to the present. It includes memorabilia of Lord Cornwallis, Commander of British forces in the South, Cayce family furnishings of the 18th century, and exhibits of the Congaree Indians who resided in the area. Original maps of Saxe Gotha Township are on display as well as a detailed sketch of the village of Granby circa 1774. Separate buildings include a kitchen, family dairy and smoke house appropriate to the era. Numerous groups visit for educational programs and tours.

8. Airports

a) Columbia Metropolitan Airport

The Columbia Metropolitan Airport (CAE) is much like a 2600-acre city with more than 50 agencies and businesses located on the airport property. Air passenger and cargo service is

provided by scheduled airlines, jet freight carriers, two fixed base operators, and various charter flights. Air operations are conducted on an 8600' x 150' runway and an 8000' x 150' runway. Annually, the airport serves more than 1.2 million passengers and processes more than 168,000 tons of air cargo.

b) Lexington County Airport¹⁷

In December 2004, Lexington County purchased a 150-acre airport from the Town of Pelion. In June 2006 a fuel farm was installed that allows pilots to purchase gas anytime with their credit cards at a price competitive with other local airports. The County already has a waiting list for a dozen planned hangars. Planned improvement—including a runway extension, runway electrical and lighting system replacement, apron and taxiway improvements—are expected to increase substantially the number of daily flights.

B. Infrastructure¹⁸

Lexington County's Public Works Department is responsible for the maintenance, repair, design, and construction of County roads. While the majority of the roads in Lexington County are maintained by the SC Department of Highways and Public Transportation, the department maintains 390 miles of paved roads, 719 miles of dirt roads, associated right-of-ways, and drainage systems, totaling 1,109 miles of roads.

The Public Works Department is comprised of five major divisions: administration, engineering, transportation, stormwater, and vector control. The department coordinates with other regulatory agencies to ensure projects meet required standards. For example, the Stormwater Division oversees subdivision and commercial development review, inspection, permitting and federal compliance for floodplain management. The County's water and air quality programs are also coordinated out of the Public Works Department.

C. Public Services

1. General

The Lexington County Department of Social Services administers programs that include foster care, protective services for children and adults, child care assistance, Young Parent program, child support assistance, and family services. Eligibility is based on income for some programs.

2. Transportation

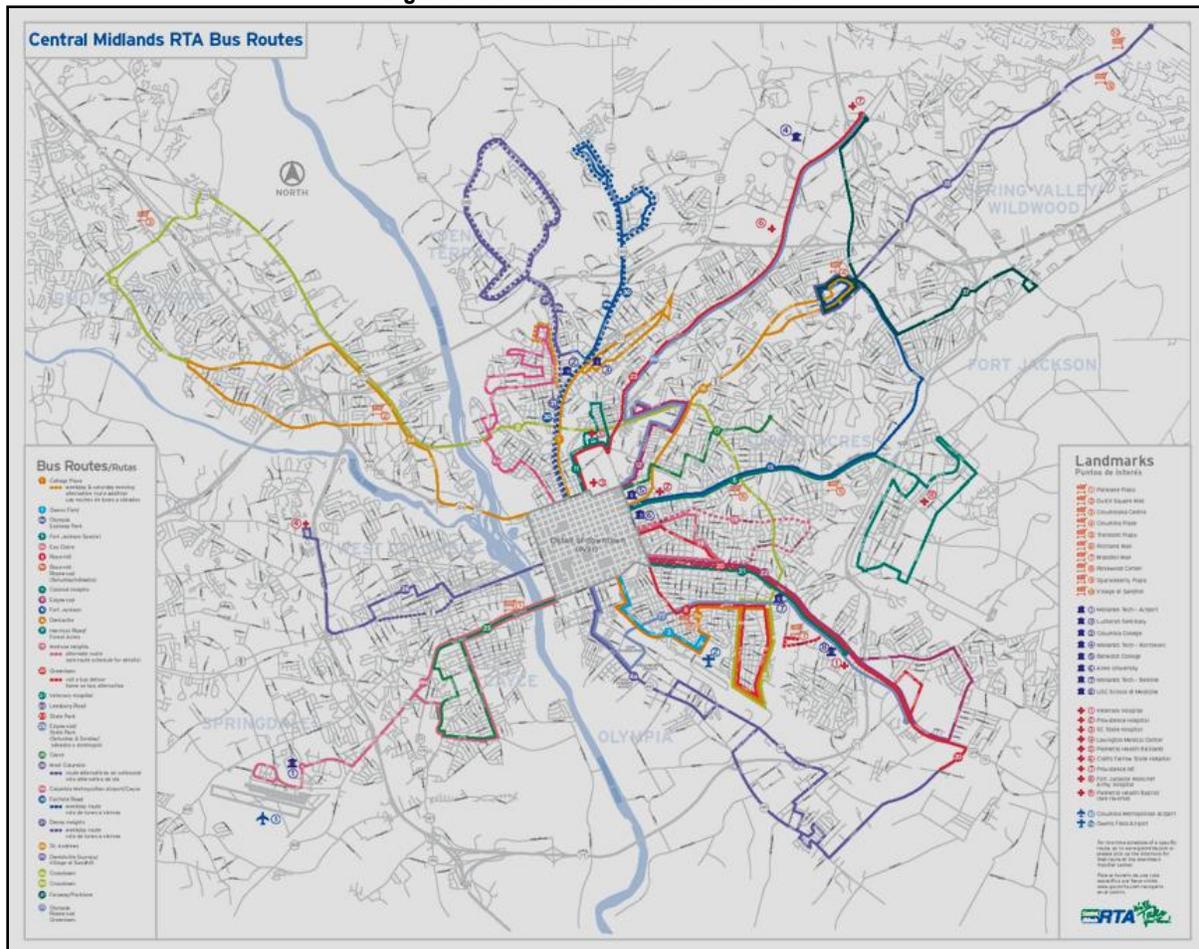
Established in October 2002, the Central Midlands Regional Transit Authority (CMRTA) is committed to providing safe, dependable and accessible public transit service to the heart of the Midlands, including Columbia, Cayce, West Columbia, Forest Acres, Arcadia Lakes,

¹⁷ Source: Lexington County available at: <http://www.lex-co.com/Departments/airport2.html>.

¹⁸ Source: Lexington County available at: <http://www.lex-co.com/Departments/publicworks/index.html>.

Springdale St. Andrews area, Harbison and the Village at Sandhills. Since 2002, the CMRTA has provided transportation for more than 14 million passengers, expanded route services and introduced 43 new ADA accessible buses that offer a safer and more comfortable mode of transportation. In addition to the regular fixed route service, Dial-A-Ride Transit (DART) service is also available in the Midlands to anyone certified as unable to use the regular fixed route service due to a physical or mental disability.

Figure 15. Central Midlands RA Bus Routes



However, this does not come close to addressing the variety and magnitude of the trips taken by the population of Lexington County. Therefore, as noted in the graphic above, the vast majority of the county's residents drive alone in private, personal transportation (i.e. cars) for most of their transportation needs resulting in a 20 to 25 minute work trip. This is very much in keeping with national averages for such trips and illustrates the relatively low level of transit usage in most communities, including Lexington County.

Eighty-three percent of Lexington County workers drove to work alone in 2006-2008, nine percent carpooled, less than 0.5 percent took public transportation, and four percent used

other means. The remaining four percent worked at home. Among those who commuted to work, it took them on average 24.2 minutes to get to work.

3. Water and Sewer

The Joint Municipal Water and Sewer Commission was formed in October 1992 under provisions of existing state code of the Joint Municipal Water Systems Act, and consisted of four initial members, including the County of Lexington, City of Cayce, Town of Pelion and Town of Swansea. Currently, it consists of seven additional members, including the City of West Columbia, Town of Batesburg-Leesville, Town of Springdale, Town of Gaston, the Gilbert-Summit Rural Water District, Town of Lexington, and South Congaree, bringing the current total to 11 members.

Its purpose is to pursue, through the cooperative efforts of its representative members, water and wastewater systems expansion within Lexington County in order to promote and support further economic development, and to address health, environmental and quality of life concerns brought on by the lack of such services within the county. Utilizing the systems resources available from its members, as well as the resources of its own, the Commission's goal is to meet water and wastewater service needs in certain unincorporated areas of Lexington County. It is governed by representatives appointed by the governing bodies of its members.

The Commission began officially operating as a separate entity on July 1, 1993 when the Lexington County Council formally conveyed its water and sewer systems assets and liabilities to the Commission. At that time, total fixed assets were approximately \$8.3 million, and the total number of accounts was about 1,100. Since its creation, the system's assets have grown to more than \$47 million, and the number of customer accounts is more than 7,000. The Commission serves both industrial and residential customers in unincorporated areas of the County. The Commission purchases its water from the City of West Columbia's Lake Murray Plant. The Commission's current area of operations includes more than 50 square miles in Lexington County.

The Town of Lexington provides water and sewer service to nearly 9,000 customers both within the town limits and in unincorporated areas of Lexington County. The City of Cayce and Towns of Batesburg-Leesville, Chapin, Lexington, Pelion, and Swansea all operate water distribution systems. Some draw water directly from a local source, but many purchase water from larger providers. In addition, two special purpose districts also provide water to County residents. The Gilbert-Summit Rural Water District was established by the General Assembly in 1970s for service to the towns of Gilbert and Summit. The system now serves some areas immediately adjacent to both towns. Its water supply is from groundwater wells. The Gaston Rural Community Water District was established by the General Assembly in 1966.

The City of Columbia's main treatment plant is located on the Congaree River. With more than 850 miles of sewer lines, the City provides sewage treatment services for all of Columbia and

portions of northwest, north central, northeast, and lower Richland County, and portions of northeast Lexington County.

The Lexington County Joint Municipal Water and Sewer Commission operates two wastewater treatment plants. The Two Notch Road Plant serves part of the I-20 and US11 Industrial Corridor. The Old Barnwell Treatment Facility, located off Platt Springs Road, serves the growing Platt Springs Road and Red Bank areas.

The City of Cayce operates wastewater treatment facilities and provides service within the City as well as portions of the Town of Springdale and several areas of unincorporated Lexington County. The Town of Lexington, Town of Chapin and Town of Swansea all have sewage treatment facilities and primarily serve the residents of their immediate jurisdictions. The City of West Columbia contracts with the City of Columbia for treatment of wastewater for their customers.

4. Health Services

The SC Department of Health and Environmental Control (SCDHEC) provides all local health and environmental services statewide. The SCDHEC also is the repository for "vital records" such as birth and death certificates. The SCDHEC has local service facilities in each county.¹⁹

The SCDHEC also administers the State's Medicare program. Medicaid is South Carolina's grant-in-aid program by which the federal and state governments share the cost of providing medical care for needy persons with low incomes.

5. Employment Training

South Carolina has developed a "one-stop" employment training system, which provides access to information on statewide and nationwide jobs, free federal job training and assistance programs, educational opportunities at area schools and colleges, careers and special assistance such as childcare and transportation. The one-stop partnership consists of the South Carolina Employment Security Commission, the state's 12 service delivery areas that administer the federal job training partnership act and other community-based organizations concerned with employment and training.²⁰ The one-stop office in Lexington County is the Midlands Workforce Center.

¹⁹ Source: Lexington County available at <http://www.lex-co.com/WelcomeHealthcare.html>.

²⁰ South Carolina Employment Security Commission, One-Stop Partnership, (2000) [On-line] Available: <http://www.sces.org/Individual/index.htm>.

D. Public Safety Programs

1. Law Enforcement and Detention

The Lexington County Sheriff's Department is a full-service law enforcement agency dedicated to serving the citizens of Lexington County. Headquartered in the Town of Lexington which is located in the metropolitan Columbia or "Midlands" region of South Carolina, the Lexington County Sheriff's Department is an internationally accredited law enforcement agency. The Sheriff's Department's Resident Deputy program serves as the cornerstone of the agency's community-policing effort. Resident Deputies are geographically assigned to communities throughout Lexington County. The primary function of a Resident Deputy is to foster an effective relationship between citizens, businesses, and law enforcement. By establishing these liaisons, the Sheriff's Department can remain informed of citizen concerns in order to react efficiently and appropriately to problems in the community.

Resident Deputies regularly attend and organize community meetings, interact with churches, businesses and civic organizations, design and implement problem-solving projects, and communicate Sheriff's Department objectives, challenges, and successes. Resident Deputies also perform traditional law enforcement activities such as responding to calls-for-service, investigating criminal offenses, and enforcing traffic laws. There are approximately fifteen Resident Deputies deployed across the County.

In addition to providing law enforcement services throughout the County, the Sheriff's Department is also responsible for the operation and security of a 702-bed detention center which serves as the primary holding facility for all individuals arrested and jailed within Lexington County.

2. Fire Protection

The Lexington County Fire Service currently employs 65 salaried firefighters and over 400 volunteers. One of its goals is to have a fire station located within five miles of every home in Lexington County. This placement of fire stations can save lives when fires occur and also results in lower insurance premiums for homeowners. These services, combined with the support web of other organizations, allow the Fire Service to effectively combat fires and minimize casualties. A good and responsive Fire Service can directly help save lives and give people the peace of mind that an excellent fire service provides.

The Fire Service Coordinator coordinates the efforts of 20 fire stations with other organizations like the Emergency Medical Service, Communications, and law enforcement divisions. The Fire Service Coordinator's team also is responsible for training new firefighters. The Coordinator is associated with the Hazardous Material Response Team and leads arson investigations in the County.

The Fire Service is currently working on several major projects to bring better fire services to Lexington County. A new six-acre facility is being constructed to train both salaried and volunteer fire fighters. The new facility will have a two-story "Burn Building," a six-story drill tower, a driver's training course, and other support facilities.

The Irmo Fire District was established by an act of the General Assembly in July 1963 to provide fire protection for a 22-square mile area primarily in the St. Andrews and Irmo area of Lexington County. The Town of Irmo is included in the IFD district – both the Lexington and Richland County portions of the Town. A Board of Fire Control appointed by the Governor governs the operation of the district. The IFD has grown from a small volunteer department to a paid/volunteer department with more than 40 members, including 4 administrative officers, 27 shift firefighters and from 10 to 20 volunteers. The paid staff is divided into three companies, or shifts. Each company works a 24-hour shift every 3rd day.

3. Emergency Medical Services

Today, Lexington County Emergency Medical Services (EMS) is composed of over 100 full and part-time employees working 12-hour shifts. The staff includes the EMS Coordinator, Training Officer, four Shift Supervisors, Logistics Officer and an Administrative Assistant. The units are staffed with Senior Paramedics, Paramedics, EMT-Intermediates or Emergency Medical Technicians.

Ten units are available throughout a 24-hour day, with up to 4 12-hour peak-time units available during the busiest times of the day. In addition, personnel in three Quick Response Vehicles or QRV's and Fire Department Rescue vehicles provide needed first response and Automated External Defibrillator capability when Ambulances are far from the scene. Units are dispatched to over 21,000 responses by a 911 computer-aided-dispatch center using Automatic Vehicle Locators and staffed by Emergency Medical Dispatchers.

Personnel are trained to provide oxygen, initiate IV therapy, administer medications, interpret EKG's, defibrillate, cardiovert, perform pulse oximetry, assess patients, and perform all aspects of pre-hospital emergency care.

E. Youth and Senior Programs

The Lexington County Recreation and Aging Commission provides programs and services to promote the well-being of aging persons aged 60 and older living in Lexington County. Their facilities include recreational and leisure centers for all citizens of Lexington County, as well as seven senior centers located throughout the county. Services for seniors include home-delivered meals, home care, transportation to and from medical appointments, and the Medi-Loan Closet, which allows seniors to use available medical equipment (walkers, wheelchairs, etc.) at no charge. In addition, daily weekday congregate meals are offered at senior centers; transportation is available to the centers for those individuals that qualify. It presently operates 31 recreational facilities with a wide variety of offerings for youths, adults and seniors.

F. Economic Development

Lexington benefits from a strong regional economic development partnership between the County and its neighboring jurisdictions – Calhoun, Clarendon, Fairfield, Kershaw, Lee, Newberry, Orangeburg, Richland, and Sumter Counties. These jurisdictions, along with the Cities of Columbia and Sumter, jointly fund the Central South Carolina Alliance (CSCA) in a team approach to regional economic growth. The goal of this public/private partnership is to promote industrial development and jobs creation within a regional context to benefit both urban and rural areas of the ten-county region that forms the geographic heart of South Carolina. Lexington County also has a Manager of Economic Development, who works closely with the CSCA, the State Department of Commerce, local officials and existing and prospective industrial and commercial employers to encourage quality economic development in Lexington County.

The Town of Lexington's Economic Development Initiative works to market the Town and surrounding community to quality businesses and industries that would expand the tax base, create job opportunities, and provide goods and services for citizens of Lexington. The Town assists prospective new and expanding businesses and industrial developments within the Lexington community and aids local, regional, national and international firms by providing information on sites/facilities, tax incentives, demographics, financial resources, and business and governmental services.

G. Planning

The Lexington County Planning and GIS Department is responsible for land use planning for the County, working closely with the Planning Commission to maintain and encourage the use of the Comprehensive Plan goals in all land use decisions. The Department also updates and maintains the County Geographic Information System (GIS) and provides analysis of data included in the system for all other County departments. Planning and GIS also assigns street addresses and coordinates with local phone companies regarding addressing issues related to the E911 emergency services system.

The Lexington County Community Development Department is responsible for all County development and construction ordinances, including enforcement of the zoning, subdivision, floodplain and drainage ordinances and all building permitting. The Department works closely with the Board of Zoning Appeals and the Building Board of Appeals to update, administer, and ensure compliance with the County's land use, development, and construction requirements.

FIVE-YEAR STRATEGIC PLAN

I. Organization of the Five-Year Strategic Plan

The five-year strategic plan outlines the community's overall strategy for addressing area housing and community development needs in the coming five years. The plan will specifically identify how Lexington County intends to use its federal resources to address priority needs. The specific resources to be discussed include the county's Community Development Block Grant Program (CDBG) and HOME Investment Partnership (HOME) programs. For each priority housing need, specific objectives, strategies and proposed accomplishments will be identified. The specific sections outlined in this part include the following:

- Anti-poverty strategy
- Identification of priority needs
- Priority Housing Needs, Strategies and Objectives
- Institutional structure and coordination of resources

II. Anti-Poverty Strategy

The anti-poverty strategy is the unifying element that ties the housing, homeless, public housing, and non-housing community development strategies together as one comprehensive plan to help reduce the number of persons living in poverty in Lexington County. As the lead agency in the implementation of the Consolidated Plan, Lexington County will coordinate efforts among its partner organizations to help meet the goals outlined in the Plan. Community partners in this effort include neighborhood associations, residents, faith-based organizations, businesses, health and human services agencies, private developers, lenders and non-profit service providers.

The County will continue its economic development efforts and its partnership with the Central South Carolina Alliance to recruit new businesses and industries to Lexington County, retain existing businesses and industries, and encourage their expansion. Because the creation of economic opportunities is not an isolated solution to alleviating poverty, the County will also work with community partners to identify educational, life skills and training needs, and provide opportunities for self-empowerment that will enable low- and moderate-income residents to become and continue to be self-sufficient and economically independent.

III. Identification of Priority Needs

Based on community input, existing program capacity, and analyses of the data, the County has identified six priority needs as part of the Consolidated Planning process, along with specific

strategies to address each need. In upcoming sections of the Consolidated Plan, each of the priority areas are described and accompanied by a detailed table of strategies and performance outcomes. In this table, each strategy is assigned a plan number and has been linked to the HUD goals it advances. The strategies to address each need are further defined through multiple, measurable community outcomes.

The priorities and strategies were developed to ensure they align with each of HUD's statutory goals of: providing decent housing; providing a suitable living environment; and expanding economic opportunities. The six guiding priorities for the next five years are as follows:

- 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. Priority Housing Needs

These needs were prioritized based on whether funds will be used to address the specific need in the coming five years. The County used the following criteria, as provided by HUD, to prioritize needs:

- High Priority – Activities to address needs will be funded by Lexington County through its available funds, either alone or in conjunction with the investment of public or private funds.
- Medium Priority – If funds become available, activities to address needs may be funded either alone or in conjunction with the investment of other public or private funds. Lexington County will work with other community partners to seek funding for these needs.
- Low Priority – Funding for needs will not likely be available and the activities will not be addressed through the County's programs in the coming five years.

The following table describes the priority housing needs, priority need levels, and estimated households in each ownership and income group and for households including persons with special needs (mobility and self care limitations).

Table 28. Priority Housing Needs

Priority Housing Needs (Households)			Priority Need Level
Renter	Small Related	0 to 30%	Medium
		31 to 50%	Medium
		51 to 80%	Medium
	Large Related	0 to 30%	Medium
		31 to 50%	Medium
		51 to 80%	Medium
	Elderly	0 to 30%	Medium
		31 to 50%	Medium
		51 to 80%	Medium
	All Other	0 to 30%	Medium
		31 to 50%	Medium
		51 to 80%	Medium
Owner		0 to 30%	High
		31 to 50%	High
		51 to 80%	High
Special Needs		0 to 80%	Medium

B. Priority Non-Housing Community Development Needs

Table 29. Priority Community Development Needs

Priority Community Development Needs	Priority
Neighborhood Facilities	Medium
Parks and/or Recreation Facilities	Medium
Health Facilities	Medium
Parking Facilities	Medium
Solid Waste Disposal Improvements	Medium
Asbestos Removal	Medium
Non-Residential Historic Preservation	Medium
Fire / EMS Stations & Equipment	Medium
Law Enforcement Facilities	Medium
Water/Sewer Improvements	Medium
Street Improvements	High
Sidewalks	High
Storm Water Improvements	Medium
Services for Mentally/Physically Disabled	Medium
Transportation Services	Medium
Substance Abuse Services	Medium
Employment Training	High
Health Services	High
Emergency Assistance (Food, Shelter)	Medium
Domestic Violence Services	Medium
Abused Children Services	Medium
Crime Awareness/Prevention	Medium
Other Anti-Crime Programs	Medium

Table 29. Priority Community Development Needs

Priority Community Development Needs	Priority
Youth Centers	Medium
Child Care Centers	Medium
Youth Services	Medium
Child Care Services	Medium
Senior Centers	Medium
Senior Services	Medium
Other Senior Programs	Medium
Rehabilitation of Publicly or Privately Owned Commercial and/or Industrial	Medium
Commercial-Industrial Infrastructure	Medium
Other Commercial and/or Industrial Improvements	Medium
Micro-Enterprise Assistance	Medium
Economic Development Technical Assistance	Medium
Planning	Medium

C. Meeting Underserved Needs

Local obstacles to meeting underserved needs include the following:

- Lack of adequate transportation that creates barriers to needed services for seniors and rural residents;
- Problems enforcing laws and ordinances created to protect special needs populations;
- Inadequate financial literacy of special needs populations;
- Cost barriers, including a lack of affordable insurance, rising values, taxes, and gentrification;
- Shortage of reputable banks willing to lend to low-income families and individuals; and
- Low income levels.

The proposed strategies and projects to be undertaken as described in this plan are intended to help overcome these obstacles to the extent possible with available resources.

IV. Priority Housing Needs, Strategies and Objectives

A. Priority Need 1: Adequate and Dependable Public Facilities

Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services. The provision of adequate and accessible public facilities is an integral component of a long-term effort to reduce poverty. The County's overall objective is to ensure that adequate and dependable public facilities are available to provide for basic and essential needs and services. HUD defines public facilities as facilities that are either publicly owned or

traditionally provided by government, or owned by a non-profit organization and operated to serve the general public. Such facilities include fire stations, libraries, senior centers, health centers, playgrounds, etc.

The scope of public facilities requires that these strategies be undertaken in close coordination with other County Departments. The public facility projects to be undertaken will help improve the quality of life for County residents, particularly low and moderate-income persons and communities.

B. Priority Need 2: Adequate and Safe Infrastructure

Ensure adequate and safe infrastructure to meet basic needs of residents. The County's overall objective is to ensure that the County's infrastructure is adequate and safe. An emphasis on the provision of infrastructure – such as water and sewer, roads, and sidewalks – demonstrates the County's commitment to create a desirable living environment for Lexington residents. Proposed investments in infrastructure include improvements to water and sewer, roads, sidewalks, solid waste disposal, flood and storm water drainage, and other infrastructure related needs that are provided by government or other public or private nonprofit entities to serve the basic needs and ensure the safety of the community. The infrastructure projects to be undertaken will help improve the quality of life for low and moderate-income persons and communities, attract new residential and commercial development, and spur job creation.

C. Priority Need 3: Public Service

Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs. Public services are the programs provided by local government and other nonprofit entities that meet the health, welfare, and public safety needs of its residents. The overall objective is to establish programs that provide needed new public services and/or increase the level and effectiveness of existing programs and services. Special populations to be addressed include the elderly, victims of domestic violence, homeless, the disabled, residents with health concerns, etc. All projects will primarily serve low and moderate-income persons and communities.

D. Priority Need 4 – Creation and Retention of Employment Opportunities

Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for low- and moderate-income residents. The local economy affects every aspect of community life – from jobs and taxes to environmental quality. A healthy economic climate fosters greater income potential for County residents, a supportive environment for business and industry to succeed, and increased fiscal stability of local governments to maintain community services and infrastructure. The availability of rewarding employment opportunities is a vital component in achieving community sustainability. The

ability of residents to live near their place of work and the provision of goods and services locally are major factors in a successful economy. Economic development strategies will include assistance provided to nonprofit and for-profit entities that create or retain employment opportunities for County residents, as well as infrastructure investments that promote the expansion and location of commercial and industrial facilities and the revitalization of blighted areas. All projects will benefit low and moderate-income persons and communities.

E. Priority Need 5: Adequate, Safe and Affordable Housing

Provide and/or support adequate, safe and affordable housing. Lexington County recognizes that the availability of safe and affordable housing is a fundamental community need. The County uses its annual allocation of CDBG and HOME funds, which are dedicated for housing, to shape its efforts and programs related to affordable housing. The County proposes to support projects that provide counseling and education, provide homeownership assistance, rehabilitate existing housing, improve accessibility for disabled homeowners, and support Community Housing Development Organizations (CHDO) to develop affordable housing. Funded projects primarily serve low- and moderate-income persons and communities. Lexington County will work to tailor its housing support to ensure it complements the goals of the Neighborhood Stabilization Program. This federally-funded program—operated by the State of South Carolina—was established to help stabilize communities that have suffered from foreclosures and abandonment.

F. Priority Need 6: Collaboration, Coordination, and Capacity Building

Provide mechanisms and forums for collaboration, coordination, and community capacity building. Lexington County employs diverse methods to encourage participation from residents, community stakeholders, and existing and potential community development partners. The stakeholder’s forum utilized in the Consolidated Plan planning process or other similar organizational structures may be used to gather information, identify and prioritize community needs and develop strategies and actions, identify resources and initiatives, and promote the coordination of resources and collaboration among agencies. The organized efforts will include State, regional, and County agencies and community service providers involved in housing, health services, transportation, recreation, education, and social services. On-going promotion of community and neighborhood involvement in the planning process will strengthen implementation efforts, accountability and responsiveness of programs.

G. Summary of Anticipated Outcomes and Measures

The following table summarizes the priority needs and the outcomes and measures that Lexington County anticipates completing over the next five years.

Table 30. Outcomes and Measures

Number	HUD Goals	Strategies	Outcomes	Measures					
				Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total
Priority Need 1 – Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.									
1.1	2	Construct and/or upgrade public facilities	Increased number of public facilities	4	1	1	1	1	8
Priority Need 5 – Provide and/or support adequate, safe, and affordable housing.									
5.1	1	Provide and/or support the provision of education on issues related to housing	Increased the number of homebuyers completing homebuyer counseling	30	30	30	30	30	150
5.2	1	Provide and/or support homebuyer programs	Increased number of low-income homebuyers	30	30	30	30	30	150
5.3	1	Provide and/or support housing rehabilitation	Reduced number substandard housing units (rental and owner-occupied)	28	10	10	10	10	68
			Reduced number of housing units with health and safety violations	15	15	15	15	15	75
5.4	1	Provide and/or support capacity building efforts for CHDOs to develop affordable housing	Increased number of housing units developed by CHDOs	2	2	2	2	2	10
Priority Need 6 – Provide mechanisms and forums for collaboration, coordination, and community capacity building.									
6.1	1, 2	Facilitate coordination between the County, municipalities within the County, neighboring jurisdictions, housing authorities, service providers and others in the provision of services and programs	Participate in quarterly meetings with affected organizations	4	4	4	4	4	20

V. Institutional Structure and Coordination of Resources

Lexington County is proud to have worked with many community partners, federal and state agencies, for-profit organizations, and neighboring jurisdictions in the formulation and implementation of its Consolidated Plan. These partnerships strengthen the planning process and ensure successful implementation of the Plan. Each partner in the process plays a critical role in the success of the program and brings expertise in a variety of issues and a unique perspective to the table. Communication and collaboration are key aspects of a successful institutional structure and in the successful implementation of the County's housing and community development strategies.

A. *Public Sector*

Coordination and collaboration efforts are ongoing among the regions public sector partners on issues related to housing and community development. Lexington County intends to continue to strengthen these efforts as the jurisdictions strive to reduce redundancy, maximize resources, and work together on common issues and problems. Likewise, the County has consulted with its own municipalities during the Consolidated Plan process on issues related to housing and community development and intends to continue to coordinate and work with those jurisdictions on those issues during the five-year Consolidated Plan period.

Lexington County will also continue to engage its partners in the Midlands region to address overall community development needs. Lexington County staff currently participates in quarterly regional community development meetings to discuss ongoing programs that serve low and moderate income persons and communities. Through these meetings, regional government entities and other partners discuss best practices and methods to better serve the needs citizens in the Midlands of South Carolina. The following agencies participate in the regional community development meetings:

1. Lexington County

The Lexington County Community Development Department is responsible for housing and community development activities and for administering the CDBG and HOME programs. The CDBG program provides support for infrastructure, community facilities, housing, and other community and economic development projects. The HOME program provides funding for affordable housing.

2. City of Columbia

The City of Columbia receives its own allocation of CDBG, HOME and HOPWA funds from the federal government. As such, the City aggressively undertakes community development activities within its boundaries. The County will continue to coordinate efforts with the City as practical during the five-year period of this Consolidated Plan.

3. Cayce Housing Authority

The Cayce Housing Authority owns and manages 40 affordable housing units, all located within the City of Cayce. Cayce contracts with the Columbia Housing Authority for administration of its program and management of its housing units. Lexington County intends to coordinate with the Cayce Housing Authority as practical during the five-year Consolidated Plan period.

4. Columbia Housing Authority

The Columbia Housing Authority (CHA) is an autonomous, nonprofit, public housing agency serving the residents of the City of Columbia and Richland County. With a very small portion of the City of Columbia located within Lexington County, the CHA programs are focused primarily on areas within Richland County. The CHA administers an allocation of 3,100 Section 8 housing vouchers within its program area and also owns and operates 1,760 units of public housing. In recent years it has been reducing the number of housing developments that it owns and operates. While the CHA is not directly associated with housing issues in Lexington County, factors—such as its close proximity, management of the Cayce Housing Authority, and common issues—impact Lexington County. Lexington County intends to continue to strengthen its relationship with the CHA and to coordinate as appropriate in the coming years.

5. Richland County

The Richland County receives its own allocation of CDBG and HOME funds from the federal government. As such, the County aggressively undertakes community development activities within unincorporated areas of the county. The County will continue to coordinate efforts with Richland County as practical during the five-year period of this Consolidated Plan.

6. United Way of the Midlands

The mission of the United Way of the Midlands (UWM) is to unite people and resources to improve the quality of life in the Midlands. The UWM works to determine and respond to the critical human service needs of the community, and this is achieved by determining and prioritizing community needs, and developing and distributing community resources. The County will continue to strengthen its relationship and coordinate efforts with the UWM.

B. Coordination

Lexington County understands how important the integration and cooperation among housing, community development, and social service providers is to preventing gaps in its delivery system. Through the active engagement of its partners, the County works to strengthen its relationship with its partners to better utilize programs and resources and avoid duplication of services and programs.

The County is an active participant in coordinating activities among community partners in the affordable housing and community development delivery system. To overcome gaps in the system, Lexington County will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources, address barriers associated with implementing activities, and coordinate efforts. The activities will further strengthen the institutional structure and its ability to address housing and community development needs.

ANNUAL ACTION PLAN

I. Proposed Funding

Table 31 shows the funding available to Lexington County for the fiscal year 2010-2011 from the U.S. Department of Housing and Urban Development.

Table 31. Fiscal Year 2010-2011 Funding

Source of Funds	Amount
Community Development Block Grant	\$ 1,651,400
HOME Investment Partnership Program	\$659,481
Total	\$2,310,881

II. Proposed Activities and Projects

The following tables show the summary of activities and associated proposed projects to be undertaken during the fiscal year 2010-2011. Detailed descriptions of the projects are included in Appendix G.

Table 32. Summary of Activities for FY01-11

Program Revenue		Program Expenses	
CDBG Budget Summary			
Allocation for FY10-11	\$1,630,118	Recommended Projects	\$1,428,339
Unexpended Funds	21,282	Rehab Program Project Delivery Costs	21,075
		Program Administration	201,986
Subtotal CDBG	\$1,651,400	Subtotal CDBG	\$1,651,400
HOME Budget Summary			
Allocation for FY09-10	\$634,481	Recommended Projects	\$571,003
General Fund*	25,000	Program Administration	88,478
Subtotal HOME	\$659,481	Subtotal HOME	\$659,481
Total	\$2,310,881	Total	\$2,310,881

* Covers administrative costs above cap.

Table 33. Proposed Projects

Project	Funding
CDBG Projects	
Pelion Family Practice Eau Claire Cooperative Health Centers	\$597,000
BLEC Building Renovations Brookland Center for Community Economic Change	\$165,480
Brookland Pediatrics Center Extension Eau Claire Cooperative Health Centers	\$125,000
North Oak Street Sidewalk Town of Batesburg-Leesville	\$99,388
Leaphart Place Community Building Renovation Growing Home Southeast	\$45,621
Work Activity Center Storage Units Babcock Center	\$4,120
Julius Felder Housing Rehabilitation Cayce Housing Authority	\$200,000
Rural Mobile Food Pantry Harvest Hope Food Bank	\$135,000
Afterschool Program Scholarships Lexington Family YMCA	\$56,730
Subtotal CDBG Projects	\$1,428,339
HOME Projects	
Community Housing Development Organizations (CHDO)	\$200,000
Homeownership Assistance Program	\$200,000
Housing Rehabilitation Program	\$171,033
Subtotal HOME Projects	\$571,033

III. Anti-Poverty Strategy

The Anti-Poverty Strategy for the annual action plan is the same as that described in the five-year strategic plan.

IV. Institutional Structure and Coordination of Resources

The institutional structure and coordination of resources for the annual action plan is the same as that described in the five-year strategic plan.

V. Geographic Distribution

All federally funded community development programs will be available on a countywide basis.

VI. HOME Program Requirements

A. Homebuyer Programs

The County intends to use HOME Program funds to promote home buying opportunities for lower-income residents. As such, the County will comply with the recapture provisions outlined in the HOME Program regulations at 24 CFR Part 92.

B. Matching Requirements

The County will maintain a HOME Program match log that evidences compliance with the HOME Program matching requirements.

C. Monitoring Plan

Lexington County staff conducts on-going desk monitoring of its activities and of its subgrantees (including subrecipients, CHDOs, and developers). This monitoring includes a review of reimbursement requests and monthly reports. Staff also conducts on-site monitoring of all subgrantees at least once during the term of each project. The on-site monitoring uses checklists to evaluate the compliance of the projects/activities with all aspects of the funding program. The following steps summarize monitoring policies and procedures:

- Review and analyze project budgets, national objectives, activity eligibility, and other application details to determine potential projects;
- Prepare thorough and comprehensive subgrantee agreement, appropriate for the type of entity/relationship, providing details of the project and requirements for compliance;
- Evaluate environmental impact of project and implement required procedures;
- Review ongoing written status reports and other communications to monitor for adherence to timelines and compliance requirements;
- Visit development project sites before, during, and after construction;
- Monitor all subgrantee projects at least once during the project to determine compliance with all applicable laws, regulations and policies;
- Review and approve payment requests;
- Prepare and coordinate monthly reports on project status, expenditures to date, and timeliness;

- Prepare monthly reports of draws detailing funds drawn on each active project and overall progress made to meet HUD timeliness requirements; and
- Analyze HUD IDIS reports monthly to reconcile balances and timeliness amounts.

VII. Anti-Displacement Plan

Lexington County will replace all low and moderate-income dwelling units that are occupied or vacant but suitable for occupancy and that are demolished or converted to a use other than as low and moderate-income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570. 606(c)(1).

All replacement housing will be provided within four years after the commencement of the demolition or conversion. Before entering into a contract committing the County to provide funds for an activity that will directly result in demolition or conversion, the County will make public a notice in a local newspaper and submit to HUD the following information in writing:

- A description of the proposed assisted activity;
- The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low- or moderate-income dwelling units as a direct result of the assisted activities;
- A time schedule for the commencement and completion of the demolition of conversion;
- To the extent known, the location on a map and the number of dwelling units by size that will be provided as replacement dwelling units;
- The source of funding and a time schedule for the provision of the replacement dwelling units;
- The basis for concluding that each replacement dwelling unit will remain a low- or moderate-income dwelling unit for at least two years from the date of initial occupancy; and
- Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (for example, a two-bedroom unit with two one-bedroom units), is consistent with the housing needs of lower-income households in the County.

If such data are not available for the last four items listed above at the time of the general submission, the County will identify the general location on an area map and the approximate

number of dwelling units by size and provide information identifying the specific location and number of dwelling units by size as soon as it is available.

The Lexington County Community Development Department is responsible for tracking the replacement of housing and ensuring that it is provided within the required period. The Department is also responsible for ensuring that relocation assistance, as described in 570.606(c)(2), is provided to any lower-income person displaced by the demolition of any dwelling unit or the conversion of a low- or moderate-income dwelling unit to another use in connection with an assisted activity.

Consistent with the goals and objectives of activities assisted under the Act, the County will take the following steps to minimize the displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs;
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings;
- Stage rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first; and
- Locate temporary housing to house persons who must be relocated temporarily during rehabilitation.
- Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.

VIII. Definition of Income

The County has adopted the Part 5 definition of annual gross income for purposes of determining eligibility to participate in the CDBG and/or HOME programs as well as determining area-wide benefit under the CDBG program. The County will develop procedures to ensure that these definitions are implemented consistently and accurately.

CERTIFICATIONS

I. General Certifications

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

A. Affirmatively Further Fair Housing

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

B. Anti-Displacement and Relocation Plan

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

C. Drug Free Workplace

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

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

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

D. Anti-Lobbying

To the best of the jurisdiction's knowledge and belief:

- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or

cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

- 3) It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shad certify and disclose accordingly.

E. Authority of Jurisdiction

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

F. Consistency with Plan

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

G. Section 3

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

Signature/Authorized Official

Title: _____

Date: _____

II. Specific CDBG Certifications

The Entitlement Community certifies that:

A. Citizen Participation

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

B. Community Development Plan

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

C. Following a Plan

It is following a current Consolidated Plan that has been approved by HUD.

D. Use of Funds

It has complied with the following criteria:

1. Maximum Feasible Priority

With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;

2. Overall Benefit

The aggregate use of CDBG funds including section 108 guaranteed loans during any program year shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

E. Excessive Force

It has adopted and is enforcing:

- 1) A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- 2) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction;

F. Compliance with Anti-discrimination laws

The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

G. Lead-Based Paint

Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

H. Compliance with Laws

It will comply with applicable laws.

Signature/Authorized Official

Title: _____

Date: _____

III. Specific HOME Certifications

The HOME participating jurisdiction certifies that:

A. Tenant Based Rental Assistance

The County intends to use HOME funds for tenant-based rental assistance and certifies that tenant based rental assistance is an essential element of the County's Consolidated Plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

B. Eligible Activities and Costs

It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

C. Appropriate Financial Assistance

Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Title: _____

Date: _____

IV. Appendix to Certifications

Instructions concerning lobbying and drug-free workplace requirements:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$ 100,000 for each such failure.

B. Drug-Free Workplace Certification

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

- 7) If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
- 8) The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Lexington County Community Development Department
212 South Lake Drive, Suite 401
Lexington, South Carolina 29072

Check if there are workplaces on file that are not identified here; the certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

- 9) Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention are called, in particular, to the following definitions from these rules:

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

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

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

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

APPENDICES

Appendix A – Citizen Participation Plan

Appendix B – Summary of Citizen Comments

Appendix C – Public Notices

Appendix D – Minutes of the Public Hearings

Appendix E – Minutes of the Community Meeting

Appendix F – Primary Needs Assessment Survey

Appendix G – Project Descriptions

APPENDICES

Appendix A – Citizen Participation Plan

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APPENDIX A – CITIZEN PARTICIPATION PLAN

I. Introduction

Lexington County receives funds annually from the United States Department of Housing and Urban Development (HUD) to implement the Community Development Block Grant (CDBG) program. The primary goals of the CDBG program are to provide decent housing, a suitable living environment, and expand economic opportunities particularly for low- and moderate-income persons.

To receive CDBG funds, the County is required to develop and implement a Citizen Participation Plan (CPP). The purpose of the CPP is to encourage citizen participation in the development, implementation and evaluation of the specific activities described within the Consolidated Plan and funded through the CDBG program.

The Consolidated Plan is a comprehensive planning process that describes the County's housing market conditions, identifies overall needs for affordable housing and non-housing community development, and provides strategies to address those needs. The Consolidated Plan also serves as the application for Federal funding under the Community Development Block Grant (CDBG) program.

The Citizen Participation Plan sets forth the policies and procedures for citizen involvement in the following components of the Consolidated Plan:

- Five-Year Consolidated Plan
- Annual One-Year Action Plan
- Substantial Amendments
- Consolidated Annual Performance Report (CAPER)

II. Definitions

The following terms are used in the Citizen Participation Plan and can be defined as follows:

Consolidated Plan

This is the collective term for the Five-Year Consolidated Plan, Annual One-Year Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

Five-Year Consolidated Plan

This document is prepared once every five years and serves as the County's housing and community development plan. HUD requires the Plan for the County to receive CDBG funds. The Plan is prepared in accordance with the process prescribed in 24 CFR Part 91 and describes

the County's housing and community development needs, resources, and priorities and proposed activities to be undertaken over a five-year period.

Annual One-Year Action Plan

This document is prepared annually and is an update to the Five-Year Consolidated Plan. This Plan describes the needs, resources, priorities and proposed activities to be undertaken over a one-year period.

Consolidated Annual Performance Evaluation Report (CAPER)

This document is prepared annually and describes the efforts and progress made in implementing the Five-Year Consolidated Plan and One-Year Action Plan for the preceding Program Year.

Program Year

The year in which CDBG activities are carried out. The program year begins July 1st and ends June 30th.

III. Citizen Participation Plan Adoption / Amendments

The County will make the CPP available to the public and provide citizens with reasonable notice and opportunity to comment on the adoption of, and amendments to, the CPP. Upon request, the CPP will be provided in a format accessible to persons with disabilities. Prior to adopting or amending the CPP, the County will publish a notice in the *State Newspaper* establishing a minimum of 15 days for the public to comment.

IV. Development of the Consolidated Plan

In developing the Consolidated Plan, the County will utilize information obtained through citizen participation at public hearings, written comments received, and consultation with:

- Public and private agencies that provide:
 - Assisted Housing
 - Health Services
 - Social Services For:
 - Children
 - Elderly
 - Persons with Disabilities
 - Persons with HIV/AIDS and Their Families
 - Homeless Persons
- Local Health and Child Welfare Agencies (Lead-Based Paint Hazards and Poisoning).
- Adjacent Jurisdictions (Non-housing Community Development Needs)
- State of South Carolina (Non-housing Community Development Needs)
- Area Planning Agencies (Central Midlands Council of Governments)

V. Amendments to the Consolidated Plan

HUD requires the County to amend its approved Five-Year Consolidated Plan and/or One-Year Annual Action Plan whenever one of the following decisions is made:

- To make a change in allocation priorities or a change in the method of distribution of funds;
- To carry out an activity using funds from any program covered by the Consolidated Plan not previously described in the Annual Action Plan (including program income); or
- To change the purpose, scope, location or beneficiaries of an activity.

Prior to implementation, the County will classify an amendment as either substantial or non-substantial. The public will be notified of any amendments classified as substantial and will be provided the opportunity to comment as described in Section VI (Public Comment). An amendment will be considered substantial if it meets the following criteria:

- The amendment will result in a change in the use of CDBG funds from one eligible activity to another.

Following the implementation of any amendment, the County will notify HUD that an amendment has been made by submitting a copy of the amendment along with any supporting documentation.

VI. Public Comment

Citizens are encouraged to participate and provide comment on the Five-Year Consolidated Plan, One-Year Annual Action Plan, substantial amendments and the CAPER. Prior to submission to HUD, the County will place a notice in the *State Newspaper* informing citizens of the availability of the document and the time period allowed for submitting comments before the documents are finalized and submitted to HUD. Any public comments received during the comment period shall be considered, summarized and attached to the documents prior to submission to HUD. The numbers of days allowed for public comment on each document are as follows:

- Five-Year Consolidated Plan – **30 days**
- One-Year Annual Action Plan – **30 days**
- Substantial Amendment(s) – **30 days**
- CAPER – **15 days**

VII. Public Hearings

The County will hold a minimum of two (2) public hearings each program year to obtain citizens views and respond to proposals and questions. The purposes of the hearings are to allow the public the opportunity to comment on:

- Program Performance
- Housing and Community Development Needs
- Development of Proposed Activities

Public hearings will be held at times and locations convenient to potential or actual beneficiaries and with accommodation for persons with disabilities. The hearings will generally be held at the Lexington County Administration Building. Accommodations for persons with visual, hearing or other impairments will be made upon request and reasonable notice. If a significant number of non-English speaking persons can be reasonably expected to attend the hearing, the County will make translation services available. At a minimum, hearings will be conducted during normal County business hours. When practical, hearings may be conducted after normal business hours.

The **first public hearing** is held during the development of the Consolidated Annual Performance Report (CAPER) and prior to making the Annual One-Year Action Plan or Five-Year Consolidated Plan available for public comment. The purpose of this hearing is to:

- Discuss the County's annual performance in achieving its goals and objectives for the preceding program year, and
- Obtain views from citizens on housing and community development needs, including priority non-housing community development needs, for the upcoming program year.

Input from this hearing is utilized in finalizing the CAPER and developing the Annual One-Year Action Plan or Five-Year Consolidated Plan.

The **second public hearing** is held during the development of the Annual One-Year Action Plan or Five-Year Consolidated Plan. This hearing is held primarily to discuss and obtain views from citizens regarding the draft plan including input on proposed activities, and funding amounts.

Notice of public hearings will be published in the *State Newspaper* and posted in the County Administration Building at least **14 days** before the scheduled hearing date. Notices will include the date, time, location, and purpose of the hearing, and the name and phone number of the County contact person for questions and clarification.

VIII. Meetings

In the event local meetings are held in addition to public hearings in the development of the Consolidated Plan, the County will provide citizens with reasonable and timely access. Notice of such meetings will be accomplished by direct invitation, media releases, or similar means to ensure that interested persons have an opportunity to participate. The County will determine the specific form and timing of notification based on the purpose of the meeting.

IX. Availability to Public

Copies of the CPP, Consolidated Plan, substantial amendments and CAPER will be available to the public for review during normal County business hours at the Department of Community and Economic Development, Lexington County Administration Building. All documents will be made available in a form accessible to persons with disabilities upon request and reasonable notice.

X. Access to Records

The County will provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the County's Consolidated Plan and the County's use of CDBG assistance. Specific requests for such information must be submitted in writing to:

Director
Lexington County
Community Development Department
212 South Lake Drive
Lexington, South Carolina 29072

XI. Technical Assistance

The County will provide technical assistance to groups representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under the County's CDBG program. The level and type of assistance provided will be determined by the County on a case-by-case basis depending on the needs and capacity of the groups requesting assistance. The technical assistance provided will not include the provision of funds to the groups.

XII. Displacement

The County will make every effort to minimize displacement of persons affected by any CDBG activities. It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (43 U.S.C. 4601), and implementing regulations at 49 CFR part 135.

XIII. Complaints

The County will provide, at a minimum, a timely, substantive, written response to all written citizen complaints related to the Consolidated Plan, amendments, and CAPER. The response will be provided within 15 working days, when practicable, after receipt of the complaint. All complaints must be submitted in writing to the following address:

Director
Lexington County
Community Development Department
212 South Lake Drive
Lexington, South Carolina 29072

APPENDIX B

**NO COMMENTS WERE RECEIVED DURING THE 30 DAY
COMMENT PERIOD**

Appendix C - Public Notices



131 Swartz Rd • Post Office Box 9
Lexington, SC 29072
(803) 359-7633

Affidavit of Publication

I hereby certify that on the dates appearing below, I did publish the attached notice in The Lexington County Chronicle & The Dispatch-News, a newspaper of general circulation in the County of Lexington, State of South Carolina, in accordance with the laws of said county and state.

Publication Dates:

July 30, 2009

Brandon Bell

The Lexington County Chronicle
& The Dispatch-News

Sworn to before me this 30th day of
July, 2009

Hilda Crain
Hilda Crain
Notary Public for South Carolina

My Commission expires: October 8, 2009

COMMUNITY MEETING TO DISCUSS LEXINGTON COUNTY HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The County of Lexington Community Development Department will hold a public meeting to obtain input into the development of the Lexington County Five Year Consolidated Plan which will be used to identify community priorities for housing and community development projects from 2010-2014.

The meeting will be held Monday, August 17, 2009 at 8:00 AM in the County of Lexington Council Chambers, 217 South Lake Drive, Lexington, SC 29072.

All interested citizens of the County are invited to attend this important meeting to discuss community housing and community development needs of the County and to make suggestions about how the County should use the CDBG and HOME Programs funding.

If you are unable to attend, you can go online to <http://www.lcxsc.com> to view the survey. The survey can be accessed by going to www.lcxsc.com and clicking on the link.

Persons requiring special assistance or accommodations of the public meeting should contact Hilda Crain at (803) 763-8521.

7/30



NOTICE OF AVAILABILITY AND PUBLIC HEARING
County of Lexington
2010 - 2014 Consolidated Plan and
Analysis of Impediments to Fair Housing Choice

The County of Lexington Community Development Department announces the preparation of the 2010-2014 Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI). These documents are required by the United States Department of Housing and Urban Development (HUD) for the County to receive its annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds.

The schedule for the preparation of the Plan and AI are as follows:

- April 12th** Availability of Draft for Public Review and Comment
- April 21st: 6:00 PM** Public Hearing - Comments on Draft Plan
- May 11th** End of Public Comment Period
- May 14th** Plan Submitted to HUD

To obtain a copy of the draft Plan and AI, please contact the County of Lexington Community Development Department - Grant Programs Division at (803) 785-8121 or email aggiggers@lex-ed.com. Written comments will be accepted through May 8, 2010. All comments should be addressed to Ayesha Diggins, County of Lexington Community Development Department 212 South Lake Drive, Lexington, SC 29072.

The public hearing will be held in the County of Lexington Council Chambers - 212 South Lake Drive, Lexington, 29072. Persons requiring special assistance or accommodations at the public hearings should contact Ayesha Diggins at (803) 785-8121.

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: April 12, 2010

THE STATE MEDIA CO., INC.
Columbia, South Carolina
publisher of



STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

Personally appeared before me, Brian Nalepa, Advertising Operations
Manager of THE STATE, and makes oath that the advertisement,

Notice of Availability and Public Hearing 2010-2014 Consolidated Plan and
Analysis of Impediments to Fair Housing Choice

was inserted in THE STATE, a daily newspaper of general circulation published in
the City of Columbia, State and County aforesaid, in the issue(s) of

April 12, 2010

Subscribed and sworn to before me

on this day April 12, 2010

Notary Public

My commission expires
March 10, 2013

*"Errors- the liability of the publisher on account of errors in
or omissions from any advertisement will in no way exceed
the amount of the charge for the space occupied by the item in
error, and then only for the first incorrect insertion."*

APPENDIX D – MINUTES OF PUBLIC HEARINGS

Public Hearing in Lexington, South Carolina

August 17, 2009

The Lexington County Community Development Department held one of several public hearings on August 17, 2009 in Lexington, South Carolina to obtain input for the development of the 2010 – 2014 Consolidated Plan. Also included in the hearing was a discussion of input necessary for the development of the Analysis of Impediments to Affordable Housing. This hearing, along with the others being held, is consistent with the County's requirements for citizen participation. The County's citizen's participation process encourages the involvement of citizens in the development of its housing and community development programs and in the development of its consolidated plan.

Efforts to involve citizens in the planning process for the development of the consolidated plan included the inviting the public to several hearing. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches, lenders, businesses, and various community and neighborhood organizations.

The meeting was held at the Lexington County office building, 212 South Lake Drive, Lexington, SC. Staff present included: Ron Scott, Jason Boozer, Tara Yates, Rhonda Dean, and Ayesha Driggers. Citizens from the following localities were present: Chapin, Swansea, West Columbia, and Lexington, SC. Citizen participation and community input was very good.

Opening remarks were made by Rhonda Dean and a brief presentation was given by Ayesha Driggers. Pat Crawford of Training and Development discussed the following:

- Background on the Consolidated Plan Process
- Types of HUD programs
- Consolidated Plan process
- Components of the Consolidated Plan
- Schedule for completing the Consolidated Plan
- Analysis of Impediments to Fair Housing

After the presentation, comments were solicited from the public. Each locality addressed the needs that had been identified by residents in their respective areas.

Issues and Comments

Housing

- Increase housing opportunities
- Provide housing through renovation and rehabilitation
- Create CHDOs to assist with housing development
- Develop housing for the homeless

Special Needs Population

- More services to homebound elderly persons
- Enlargement of food pantry
- After school programs
- Children's camp and athletic programs
- Adult day care and senior programs
- Handicap accessibility
- At Risk youth programs

Transportation

- Need paved roads
- Improvements in the bus system
- Address traffic congestion
- Address transportation issues
- Expand transportation in rural areas of the county

Economic Development

- Job training needed for unskilled
- Older workers programs needed
- Create job partnerships for high school students
- Address continued loss of jobs in the community
- Provide outreach services to local businesses
- Help stem the tide of business closings
- Provide business incentives
- Bring in new jobs and industry

Infrastructure

- Address drainage problems
- Fire hydrants

- Increase the water flow in low income neighborhoods
- Expand sewer service in areas that need it

The hearing concluded with a discussion of the Analysis of the Impediments to Fair Housing. Discussion was limited since citizens had become tired and overwhelmed by the very warm temperature in the meeting room. There were brief comments about individuals having the right to live in neighborhoods and communities without being discriminated on the basis of race, creed, religion, national origin, disability or familial status. In response to the question about the kinds of issues that the community sees as being a challenge for people desiring to live in certain neighborhoods a number of responses were provided. The following is a list of those responses:

"....jobs and taxes need to be looked at for very low income citizens"

"...do some planning studies for increasing affordable housing opportunities for residents who can't afford to live in small towns"

"...governments should turn repossessed subdivisions into affordable housing"

"...lack of counseling is a barrier..."

"...develop vacant housing to meet needs"

"...lack of housing for special needs and homeless people"

"...lack of rental housing"

The hearing concluded at 7:30 p.m. with closing remarks from Rhonda Dean.

Public Hearing in Batesburg-Leesville, South Carolina September 17, 2009

The Lexington County Community Development Department held an additional public hearing on September 17, 2009 in Batesburg - Leesville, South Carolina to obtain input for the development of the 2010 - 2014 Consolidated Plan. Included in the hearing was a discussion of input necessary for the development of the Analysis of Impediments to Fair Housing. This hearing, along with others being held, is consistent with the County's requirements for citizen participation. The County's citizens participation process encourages the involvement of community residents in the development of its housing and community development programs and in the development of its Consolidated Plan.

Efforts to involve citizens in the planning process for the development of the Consolidated Plan included inviting the public to several hearings. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches, lenders, businesses, and various community and neighborhood organizations.

The meeting was held at the town's recreational building at Batesburg - Leesville Staff present included: Rhonda Dean and Ayesha Driggers. Town Councilmember, Rita Crapps was the only attendee.

There was an informal, but relatively lengthy discussion about projects in the town that had been done, that were underway and that were needed by Councilmember Crapps and the Lexington County staff. Items in each category were discussed with an emphasis to the staff on the Town's priorities. Housing Rehabilitation and infrastructure needs were cited as top priorities along with the need for at risk youth programs involving business partnerships and job training.

TDA staff discussed the purpose of the hearing along with comments about the Consolidated Plan and the process for development. Closing remarks were made about the Analysis of Impediments to Fair Housing.

The hearing concluded with remarks about the Analysis of the Impediments to Fair Housing and its relationship to the Consolidated Plan. Councilmember Crapps cited problems in the hearing of the lack of financing to support the development of affordable housing. She had a concern about low income apartments and felt that the Town had enough based on the ongoing problems that residents were causing for law enforcement. She cited a need for more affordable single family housing. She did not feel there were problems based on discrimination in any of the protected classes.

The hearing concluded at 7:30 p.m. with closing remarks from the County of Lexington's staff.

APPENDIX E - MINUTES OF THE COMMUNITY MEETING



**County of Lexington
Community Development Department**

**Consolidated Planning Stakeholders Meeting
October 21, 2009
10:00 a.m.**

- I. Introductions – Ronald Scott, Community Development Director
- II. Welcome – Debbie Summers, Lexington County Council Chairman
- III. Overview of the Consolidated Planning Process – Wayne Freeman, TDA
- IV. Program Overviews
 - a. Community Development Block Grant Program (CDBG)
 - b. HOME Investment Partnership Program (HOME)
- V. Local Conditions
 - a. Housing Needs and Market
 - b. Homeless Needs
 - c. Community Development Needs
- VI. Overview of survey results
- VII. Local Response
 - a. Existing Housing and CD Strategies in the County
 - b. Alignment of Strategies and Needs
- VIII. Next Steps
- IX. Closing comments

Juni Save Gothe
 Larry - Habitat
 Veronica - CHDO
 Gary - Veterans
 Ginny - LICs
 Terry - Central CHDO
 Nancy - CHA Authority

Diverse Group

Last 5 years

Future 5 years

~~Issues~~
 Home Repair
 Demo / Clearance

Construct. New housing
 Need for Transitional Housing lacking housing

Down Payment - Homeownership

* need for affordable housing
 Rental @ purchase

issues

Land costs - Exp - difficult
 due to price, zoning, NIMBY, infra structure

Common Housing Rehab -

less down payment
 hardship from HomeShip

Neighborhood Stabilization buy foreclose
 need energy efficiency

① Look at 5 years (pic chart)

②

Public Services:

Pelion
Northside (West
Coast)

- 1. Medical Services <
 - Dental care
 - Pelion area - services to area
 - Mobile Service

- 2. Harvest Hope:
 - Backpack for Weekend to help Children

- 3. After School programs:
 - Structured, supervised activities
 - Counselors in Schools (LArade Ast)
 - DSS
 - Caroline Bridge Program

- 4. Renovations for buildings to carry out
non profit work/support

* Bringing needed services to the need

APPENDIX F - PRIMARY NEEDS ASSESSMENT SURVEY

Lexington County Community Needs Survey

1. What is your zip code?	
(Individual responses included after	Response Count
	58
<i>answered question</i>	58
<i>skipped question</i>	0

2. How old were you on your last birthday?	
(Individual responses included after	Response Count
	58
<i>answered question</i>	58
<i>skipped question</i>	0

3. Please select your priorities by clicking on the appropriate bubble.

	Low	Medium	High	Don't know	Rating Average	Response Count
Providing Decent, Affordable Housing	20.4% (10)	30.6% (15)	40.8% (20)	8.2% (4)	2.22	49
Repairing homes owned by households with low or moderate incomes	14.6% (7)	35.4% (17)	45.8% (22)	4.2% (2)	2.33	48
Repairing apartments rented by households with low or moderate incomes	30.6% (15)	44.9% (22)	18.4% (9)	6.1% (3)	1.87	49
Building new rental apartments for households with low or moderate incomes	41.7% (20)	39.6% (19)	10.4% (5)	8.3% (4)	1.66	48
Building new homes for first-time homebuyers with low or moderate incomes	22.4% (11)	53.1% (26)	18.4% (9)	6.1% (3)	1.96	49
Making low-interest loans for first-time homebuyers with low or moderate incomes	10.0% (5)	42.0% (21)	38.0% (19)	10.0% (5)	2.31	50
Helping Homeless People	9.8% (5)	33.3% (17)	47.1% (24)	9.8% (5)	2.41	51
Providing housing for people that are homeless	19.6% (10)	39.2% (20)	27.5% (14)	13.7% (7)	2.09	51
Providing services for people that are homeless	12.0% (6)	38.0% (19)	42.0% (21)	8.0% (4)	2.33	50
Helping People with Special Needs	4.0% (2)	22.0% (11)	64.0% (32)	10.0% (5)	2.67	50
Providing housing for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addiction, or HIV/AIDS	8.0% (4)	36.0% (18)	42.0% (21)	14.0% (7)	2.40	50
<i>answered question</i>						51
<i>skipped question</i>						7

4. Please identify your priorities by clicking on the appropriate bubble.

	Low	Medium	High	Don't Know	Rating Average	Response Count
Providing resources for neighborhood organizing and leadership development	18.8% (9)	41.7% (20)	33.3% (16)	6.3% (3)	2.16	48
Providing assistance to neighborhoods for development of plans and strategies to encourage appropriate development	14.6% (7)	37.5% (18)	41.7% (20)	6.3% (3)	2.29	48
Building or improving streets, sidewalks and drainage in the area	4.2% (2)	25.0% (12)	66.7% (32)	4.2% (2)	2.65	48
Building or improving water and sewer lines	2.1% (1)	45.8% (22)	47.9% (23)	4.2% (2)	2.48	48
Eliminating environmental hazards such as trash, vacant or dilapidated buildings and overgrown lots.	6.1% (3)	18.4% (9)	69.4% (34)	6.1% (3)	2.67	49
Upgrading parks and recreational facilities	12.5% (6)	50.0% (24)	31.3% (15)	6.3% (3)	2.20	48
Providing incentives for the development of neighborhood stores in under-served areas	29.8% (14)	38.3% (18)	25.5% (12)	6.4% (3)	1.95	47
Involving citizens in violence reduction and crime prevention efforts	6.3% (3)	37.5% (18)	50.0% (24)	6.3% (3)	2.47	48
Providing after-school programs and childcare for children and youth	12.5% (6)	33.3% (16)	45.8% (22)	8.3% (4)	2.36	48
Providing wellness programs for infants, youth and adults	8.3% (4)	41.7% (20)	41.7% (20)	8.3% (4)	2.36	48
Programming to address discrimination and support diversity	45.8% (22)	31.3% (15)	14.6% (7)	8.3% (4)	1.66	48
				<i>answered question</i>		49
				<i>skipped question</i>		9

5. Please select your priority by clicking on the appropriate bubble.

	Low	Medium	High	Rating Average	Response Count
Making low-interest business development loans to people with low or moderate incomes	32.6% (15)	50.0% (23)	17.4% (8)	1.85	46
Financing projects that increase jobs	10.6% (5)	31.9% (15)	57.4% (27)	2.47	47
Providing financing for job training programs	17.0% (8)	44.7% (21)	38.3% (18)	2.21	47
				<i>answered question</i>	47
				<i>skipped question</i>	11

6. Write any other comments in the space below that you would like to share with us.

(Individual responses included after	Response Count
	13
	<i>answered question</i> 13
	<i>skipped question</i> 45

Lexington County Community Needs Survey

What is your zip code?		Response Count
		58
<i>answered question</i>		58
<i>skipped question</i>		0

Response Text		
1	29053	Jul 28, 2009 2:10 PM
2	29033	Jul 28, 2009 2:35 PM
3	29033	Jul 28, 2009 2:55 PM
4	29210	Jul 28, 2009 5:10 PM
5	29072	Jul 28, 2009 6:47 PM
6	29073	Jul 29, 2009 3:54 PM
7	29073	Jul 29, 2009 6:39 PM
8	29210	Jul 29, 2009 8:57 PM
9	29172	Jul 29, 2009 11:53 PM
10	29072	Jul 30, 2009 2:38 PM
11	29170	Jul 30, 2009 3:26 PM
12	29172	Jul 30, 2009 3:55 PM
13	29170	Jul 30, 2009 4:01 PM
14	29072	Jul 30, 2009 5:41 PM
15	29073	Jul 31, 2009 12:46 PM
16	29073	Jul 31, 2009 1:23 PM
17	29212	Aug 3, 2009 7:58 PM
18	29072	Aug 4, 2009 12:39 PM
19	29072	Aug 4, 2009 3:23 PM
20	29072	Aug 4, 2009 5:03 PM
21	29072	Aug 4, 2009 10:08 PM
22	29072	Aug 5, 2009 2:29 AM
23	29212	Aug 7, 2009 12:22 PM
24	29073	Aug 7, 2009 1:22 PM
25	29054	Aug 7, 2009 2:16 PM
26	29072	Aug 7, 2009 2:24 PM
27	29072	Aug 7, 2009 2:30 PM
28	29072	Aug 7, 2009 2:42 PM
29	29072	Aug 7, 2009 3:11 PM
30	29072	Aug 7, 2009 3:12 PM
31	29130	Aug 7, 2009 3:37 PM
32	29072	Aug 7, 2009 3:40 PM

Response Text		
33	29206	Aug 7, 2009 5:03 PM
34	29072	Aug 7, 2009 6:43 PM
35	29073	Aug 7, 2009 8:57 PM
36	29212	Aug 10, 2009 12:06 PM
37	29072	Aug 10, 2009 12:10 PM
38	29073	Aug 10, 2009 12:10 PM
39	29072	Aug 10, 2009 3:23 PM
40	29073	Aug 10, 2009 5:17 PM
41	29073	Aug 10, 2009 7:14 PM
42	29210	Aug 11, 2009 1:55 PM
43	29170	Aug 11, 2009 5:59 PM
44	29072	Aug 11, 2009 6:30 PM
45	29072	Aug 12, 2009 2:59 PM
46	29053	Aug 12, 2009 4:10 PM
47	29073	Aug 13, 2009 1:50 PM
48	29053	Aug 13, 2009 2:21 PM
49	29160	Aug 13, 2009 4:56 PM
50	29036	Aug 16, 2009 1:00 PM
51	29072	Aug 17, 2009 3:43 PM
52	29169	Aug 17, 2009 7:21 PM
53	29169	Aug 18, 2009 5:27 PM
54	02171	Nov 2, 2009 5:03 PM
55	28227	Dec 1, 2009 10:02 PM
56	29006	Dec 23, 2009 1:50 PM
57	29033	Feb 1, 2010 2:34 PM
58	3012	Mar 11, 2010 5:09 AM

Lexington County Community Needs Survey

How old were you on your last birthday?		Response Count
		58
	<i>answered question</i>	58
	<i>skipped question</i>	0

Response Text		
1	60	Jul 28, 2009 2:10 PM
2	35	Jul 28, 2009 2:35 PM
3	35	Jul 28, 2009 2:55 PM
4	38	Jul 28, 2009 5:10 PM
5	46	Jul 28, 2009 6:47 PM
6	49	Jul 29, 2009 3:54 PM
7	26	Jul 29, 2009 6:39 PM
8	66	Jul 29, 2009 8:57 PM
9	40	Jul 29, 2009 11:53 PM
10	53	Jul 30, 2009 2:38 PM
11	41	Jul 30, 2009 3:26 PM
12	68	Jul 30, 2009 3:55 PM
13	55	Jul 30, 2009 4:01 PM
14	49	Jul 30, 2009 5:41 PM
15	55	Jul 31, 2009 12:46 PM
16	28	Jul 31, 2009 1:23 PM
17	56	Aug 3, 2009 7:58 PM
18	26	Aug 4, 2009 12:39 PM
19	68	Aug 4, 2009 3:23 PM
20	52	Aug 4, 2009 5:03 PM
21	37	Aug 4, 2009 10:08 PM
22	55	Aug 5, 2009 2:29 AM
23	35	Aug 7, 2009 12:22 PM
24	24	Aug 7, 2009 1:22 PM
25	40	Aug 7, 2009 2:16 PM
26	30	Aug 7, 2009 2:24 PM
27	50	Aug 7, 2009 2:30 PM
28	52	Aug 7, 2009 2:42 PM
29	59	Aug 7, 2009 3:11 PM
30	60	Aug 7, 2009 3:12 PM
31	38	Aug 7, 2009 3:37 PM
32	34	Aug 7, 2009 3:40 PM

Response Text		
33	50	Aug 7, 2009 5:03 PM
34	36	Aug 7, 2009 6:43 PM
35	57	Aug 7, 2009 8:57 PM
36	48	Aug 10, 2009 12:06 PM
37	66	Aug 10, 2009 12:10 PM
38	25	Aug 10, 2009 12:10 PM
39	29	Aug 10, 2009 3:23 PM
40	33	Aug 10, 2009 5:17 PM
41	53	Aug 10, 2009 7:14 PM
42	54	Aug 11, 2009 1:55 PM
43	57	Aug 11, 2009 5:59 PM
44	46	Aug 11, 2009 6:30 PM
45	37	Aug 12, 2009 2:59 PM
46	33	Aug 12, 2009 4:10 PM
47	48	Aug 13, 2009 1:50 PM
48	29	Aug 13, 2009 2:21 PM
49	46	Aug 13, 2009 4:56 PM
50	46	Aug 16, 2009 1:00 PM
51	34	Aug 17, 2009 3:43 PM
52	56	Aug 17, 2009 7:21 PM
53	52	Aug 18, 2009 5:27 PM
54	22	Nov 2, 2009 5:03 PM
55	54	Dec 1, 2009 10:02 PM
56	32	Dec 23, 2009 1:50 PM
57	77	Feb 1, 2010 2:34 PM
58	49	Mar 11, 2010 5:09 AM

Lexington County Community Needs Survey

Write any other comments in the space below that you would like to share with us.	
	Response Count
	13
<i>answered question</i>	13
<i>skipped question</i>	45

Response Text		
1	I would like to see improvement to what is already existing, instead of more development, for now.	Jul 28, 2009 3:07 PM
2	Provide a short term loan for the first time homebuyer credit so people can use it for a down payment and the county can make interest for lending the money.	Jul 29, 2009 6:43 PM
3	Need incentives for persons to create more housing for persons with handicaps, especially wheel chair accessible housing.	Jul 30, 2009 4:05 PM
4	develop and implement diversity classes for all professionals and public service employees. construct a outdoor facility for young individuals to include police service.	Jul 30, 2009 5:49 PM
5	We need safe biking lanes (minimum 3 feet), or a dedicated area specifically for biking, rollerblading, jogging for the health of citizens in the town of Lexington. Many of the feeder roads need a better lighting system with halogen lights.	Aug 4, 2009 3:28 PM
6	Please increase number of sidewalks in Lexington County! This will promote a pedestrian-friendly atmosphere which in turn: 1) lowers gas emissions and pollution (people walking instead of driving), 2) increase health & well-being due to exercise. Target areas to be considered: - Old Chapin Road (Lexington) from Spence Island to Old Cherokee, - Old Chapin Road (Lexington) from Old Cherokee Road to Main Street, - Harbor Heights Drive	Aug 4, 2009 10:15 PM
7	I think a priority should be protecting those with special needs and elderly who do not have the support, finances, or resources to provide for themselves. I think it is also important that we support economic development projects that will provide more jobs for those who are unemployed.	Aug 7, 2009 2:28 PM
8	It is important to equip people with the skills they need to get a job as well as making sure there is affordable housing available. Also, having some sort of network which helps people with low/mod income find jobs that are available (some sort of network that involves businesses from the area). The businesses could advertise with this network in addition to traditional advertisement.	Aug 7, 2009 3:48 PM
9	Providing services for the elderly and children is top priority.	Aug 7, 2009 3:59 PM
10	Support families whith small children to break the cycle	Aug 12, 2009 4:13 PM
11	Providing assistance to upgrade appliances, air conditioning, water heaters to a more energy efficient system. I for one am a single parent, just making it with a fairly reasonable income, too high for assistance but yet not enough to make these repairs to my home and pay the exorbinant electric bills.	Aug 13, 2009 1:55 PM

Response Text		
12	I believe that the money should be used per the survey that I have filled out. Money should be used to develop facilities and programs that help develop people. Handouts do not help people develop. Teaching and supporting the community will help people.	Aug 17, 2009 3:48 PM
13	The Brookland Lakeview Empowerment Center needs funds in providing services for the majority of the items listed on the survey. We purchased the old Lakeview school that once housed Northside Middle School and later Lakeview Learning Center, all under Lexington II School District. The City of West Columbia has never had a community center for youth in the Lakeview area. The nearest facility is Tri-City Leisure Center. The youth in this neighborhood would need transportation to utilize this facility. The Spires gym in Cayce is outdated and utilized daily for the youth in that neighborhood. It is shameful that the County would allow that building to stay in such disrepair. It really is unsafe to be utilize, however, if that's all that you have to work with you just keep it clean and keep going. The summer camp held in that building has more campers than any other facility owned by the County.	Aug 17, 2009 7:36 PM

APPENDIX G – PROJECT DESCRIPTIONS

I. CDBG Projects

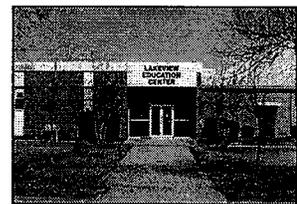
Pelion Family Practice\$597,000

This project will construct a family medical center in the Town of Pelion. The medical center will provide primary care to low and moderate income residents where none currently exist within the Town limits. The total project is estimated to cost \$597,000 with all funds provided by the Lexington County CDBG Program.



Brookland-Lakeview Empowerment Center Building Renovations\$165,480

This project will include the renovations of the Brookland-Lakeview Empowerment Center. The funds will be used to make improvements to the community facility so that it can be used for senior and youth programs, community outreach events, training and support for small business development. The total project is estimated to cost \$165,480, with all funds to be provided by the Lexington County CDBG Program.



Brookland Community Pediatrics Extension\$125,000

This project will include the construction of 1,000 square feet for additional clinical space at the Brookland Community Pediatrics Center. The addition will allow the center to increase services to their low and moderate income patients. The total project is estimated to cost \$150,000, with \$125,000 provided by the Lexington County CDBG Program and \$25,000 provided by the Eau Claire Cooperative Health Center.



North Oak Street Sidewalk \$99,388

This project will include the construction of 420 feet of ADA compliant sidewalk in the Town of Batesburg-Leesville along North Oak Street, between U.S. Highway 1 and West Railroad Avenue. The total project cost is estimated to cost \$99,388, with all funds provided by the Lexington County CDBG Program.



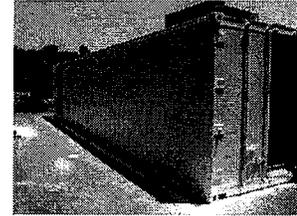
Leaphart Place Building Renovation \$45,621

This project will include the construction of 320 square feet for the addition of a community center at Leaphart Place. The community center will allow Growing Home Southeast to offer needed services and programs to the community. The total project cost is estimated to cost \$45,621, with all funds provided by the Lexington County CDBG Program



Work Activity Center Storage Units \$4,120

This project will include the purchase of two freight containers to secure storage of lawn maintenance equipment and supplies at the Three Fountains and Batesburg-Leesville Work Activity Centers. The equipment is used to provide vocational skills in the area of lawn maintenance and landscaping to prepare people with disabilities for employment. The total project cost is estimated at \$4,120, with all funds provided by the Lexington County CDBG Program.



Julius Felder Housing Rehabilitation \$200,000

This project will include the rehabilitation of 10 two-bedroom apartments for the Cayce Housing Authority. The units will increase the Cayce Housing Authority inventory and provide decent, safe and affordable housing to 30 low and moderate income persons. The total project cost is estimated at \$315,000, with \$200,000 provided by the Lexington County CDBG Program and \$115,000 provided by the Cayce Housing Authority.



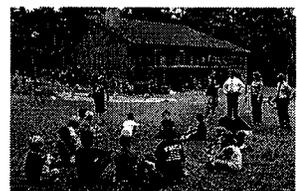
Rural Mobile Food Pantry.....\$135,000

This project will include providing Harvest Hope Food Bank with funds to purchase a refrigerated truck to transport mobile food pantries in Lexington County. The mobile food pantry will be used to distribute food to low and moderate income neighborhoods and pick up donated food from wholesalers, retailers and manufacturers. The total project estimated cost is \$171,965 with \$135,000 provided by the Lexington County CDBG Program and \$36,965 provided by Harvest Home Food Bank.



Afterschool Program Scholarships \$56,730

This project will include providing the Lexington Family YMCA with operational support to provide funding for 30 low- and moderate-income children to attend their Adventure Afterschool Program. The YMCA's Afterschool Program provides childcare and activities including homework assistance, education activities, character development and recreation. The total project estimated cost is \$186,520, with \$56,730 provided by the Lexington County CDBG Program and \$129,790 provided by the Lexington Family YMCA.



II. HOME Investment Partnerships Projects:

Community Housing Development Organizations (CHDO).....\$200,000

At least 15% of the County's HOME funds must be set aside for organizations which are designated by the County of Lexington as Community Housing Development Organizations (CHDO). Funding allocated for CHDOs may be used for eligible development activities that promote affordable housing activities that are owned, developed, or sponsored by CHDOs. The

County of Lexington has established criteria to certify CHDOs to assist the Community Development Department in accomplishing the goals and objectives of the HOME Program. Staff has designated two organizations as CHDOs for Lexington County.

Homeownership Assistance Program\$200,000

The Homeownership Assistance Program will provide downpayment assistance and/or closing cost assistance to low and moderate income first-time homebuyers. Qualifying homebuyers must be employed or must provide income documentation in the form of disability benefits, Social Security benefits, and/or other retirement benefits. Additionally, all qualifying homebuyers must participate in pre-purchase counseling established by the Lexington County HOME Program. The amount of assistance provided will typically not exceed \$5,000 per single family dwelling unit. Program guidelines will be structured to allow limited assistance above the \$5,000 limit in certain circumstances. Recapture provisions will be enacted through deferred forgivable loans. Funds will be used to assist approximately 35 first-time homebuyers. The specific guidelines of the Homeownership Assistance Program have been developed by HOME Program staff.



Housing Rehabilitation Program\$171,033

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

