

**County of Lexington, South Carolina
Community Development Department
2011-12
Annual Action Plan**



PROGRAM YEAR 2011
JULY 1, 2011 – JUNE 30, 2012

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

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Introduction

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

Community Development Block Grant (CDBG) Program

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

The National Objectives for the CDBG Program are to:

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

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

HOME Investment Partnerships (HOME) Program

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

Annual Action Plan

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

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

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

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

Citizen Participation

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

- 8/25/10 CAPER and Annual Needs Assessment Public Hearing
- 1/13/11 Grant Programs Division Advisory Committee Meeting
- 2/8/11 Lexington County Council Planning/Administration Committee Meeting
 Lexington County Council Meeting CDBG and HOME Programs

A notice of availability and public hearing for the 2011-2012 Annual Action Plan was published on April 7, 2011 in *The Lexington Chronicle* newspaper. The public hearing was held on April 13, 2011, at 6:00 p.m. at the Lexington County Administration Building in Lexington, SC. The thirty-day comment period began April 7, 2011 and ended May 7, 2011. No comments were received during the thirty-day comment period.

Resources

FEDERAL RESOURCES

CDBG and HOME funds are the only formula entitlement grant funds that Lexington County receives directly from HUD. Lexington County CDBG funds are not being used to meet local match requirements for any other HUD programs. Projects identified in this Action Plan will be funded from the County's 2011 CDBG allocation of \$1,369,610, uncommitted CDBG funds from previous years, and the HOME allocation of \$557,810. No program income is anticipated for CDBG. However, as the County establishes various HOME-related programs, there may be opportunities for program income. When feasible, the County will provide in-kind services, funds for operating costs, funds for furnishings and equipment, other available funds, or real property to carry out the activities identified in this plan.

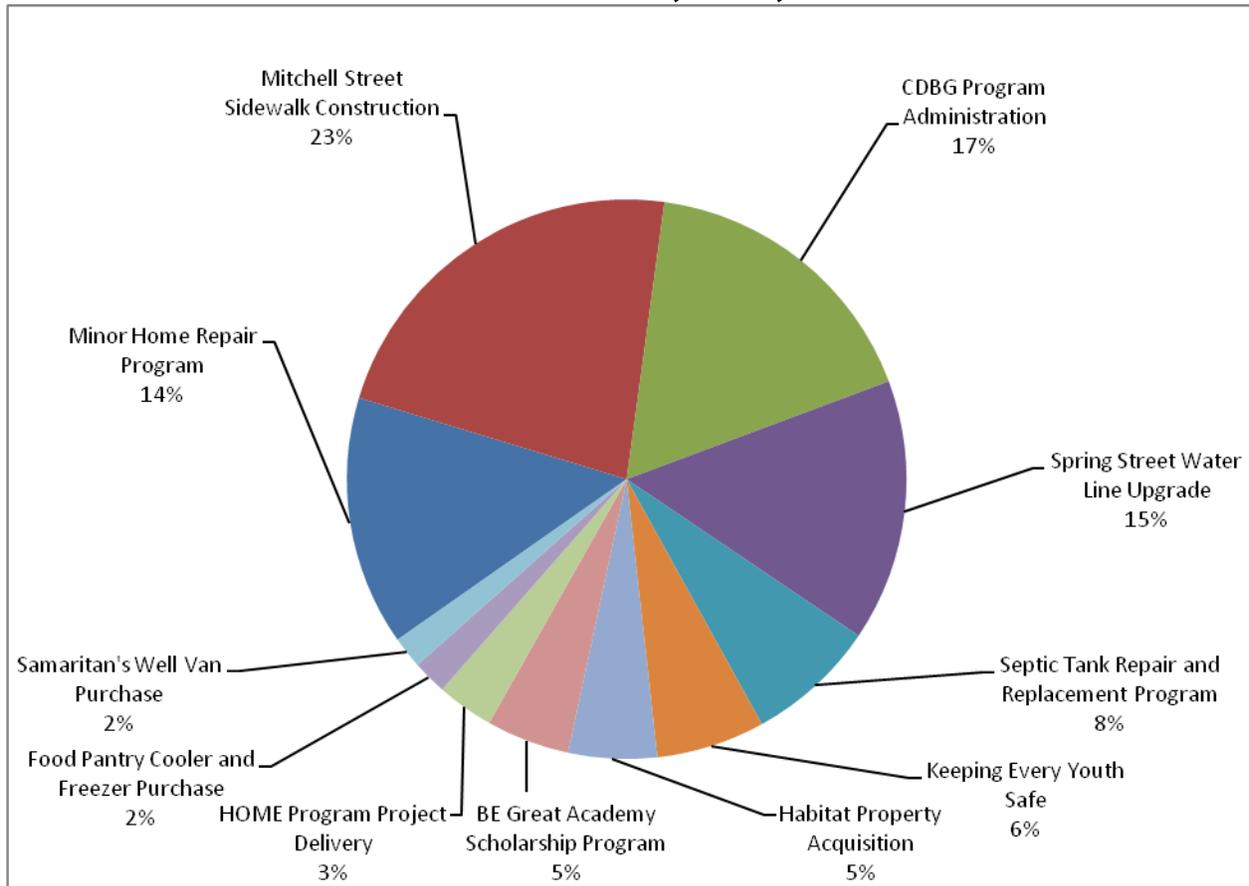
CDBG ADMINISTRATION AND PROJECTS

The CDBG Program regulations limit the amount of grant expenditure for planning costs and administration of the Program to 20% of the annual grant. Based on the 2011 award amount, the County is limited to no more than 20% (\$273,922) of \$1,369,610 for planning costs and administration. The County has budgeted \$234,915, or approximately 17%, of the 2011 grant award for planning costs. The CDBG Program regulations also limit the amount of expenditure for public service activities. In accordance with these limitations, Lexington County does not allocate more than 15% of the annual grant amount for public service activities during a program year. Based on the award amount, the County is limited to no more than 15% of \$1,369,610 or \$205,441 for these activities. The County has budgeted \$204,214 or 14% of the grant amount for Public Service Activities. The County has budgeted \$130,654 of prior years grant awards for contingency to cover potential cost overruns in the activities described in this Plan. If these funds are awarded for any other activities, the appropriate citizen participation and amendment processes described in the County's Citizen Participation Plan will be undertaken.

CDBG PROGRAM YEAR 2011 FUNDING SOURCES	
CDBG	\$1,369,610
CDBG – Prior Years	\$183,113
TOTAL:	\$1,552,723

2011-12 CDBG PROJECTS			
Activities	Total Funds Allocated	2011 Program Funds	Previous Years Funds
Infrastructure & Other Public Facilities			
Mitchell Street Sidewalk Construction	\$307,540	\$307,540	
Spring Street Water Line Upgrade	\$207,400	\$207,400	
Public Services			
Keeping Every Youth Safe Program	\$86,000	\$86,000	
BE Great Academy Scholarship Program	\$66,000	\$66,000	
Food Pantry Cooler and Freezer Purchase	\$27,214	\$27,214	
Samaritan's Well Van Purchase	\$25,000	\$25,000	
Neighborhood Revitalization			
Minor Home Repair Program	\$250,000	\$197,541	\$52,459
Septic Tank Repair and Replacement Program	\$103,000	\$103,000	
Habitat Property Acquisition	\$70,000	\$70,000	
HOME Program Project Delivery	\$45,000	\$45,000	
Administration			
CDBG Program Administration	\$234,915	\$234,915	
Contingency			
2011 Program Contingency	\$130,654		\$130,654
TOTAL:	\$1,552,723	\$1,369,610	\$183,113

2011-12 CDBG DISTRIBUTION AWARD: \$1,369,610



2011-12 CDBG Projects	2011 Funds
Mitchell Street Sidewalk Construction	\$307,540
CDBG Program Administration	\$234,915
Spring Street Water Line Upgrade	\$207,400
Minor Home Repair Program	\$197,541
Septic Tank Repair and Replacement Program	\$103,000
Keeping Every Youth Safe Program	\$86,000
Habitat Property Acquisition	\$70,000
BE Great Academy Scholarship Program	\$66,000
HOME Program Project Delivery	\$45,000
Food Pantry Cooler and Freezer Purchase	\$27,214
Samaritan's Well Van Purchase	\$25,000
Total:	\$1,369,610

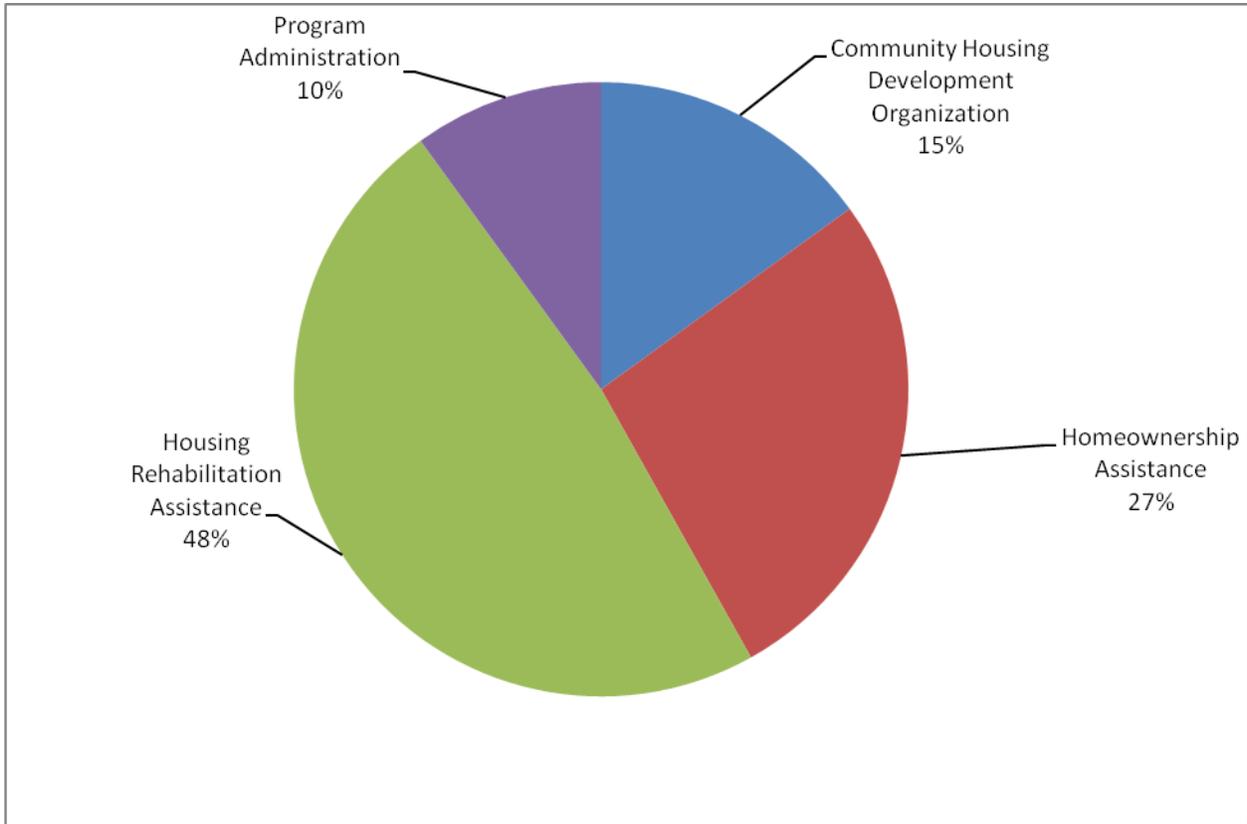
HOME ADMINISTRATION AND PROJECTS

HOME Program regulations limit the amount of grant expenditure for planning costs and administration of the Program to 10%. Based on the 2011 award amount, the County is limited to no more than 10% (\$55,781) of \$557,810 or for planning costs and administration. The County has budgeted \$557,810 of the 2011 grant award for planning costs and administration. The County will use \$45,000 in CDBG Program funds for project delivery costs of housing inspections for the Homeownership Assistance and Home Rehabilitation programs. The project delivery costs will include property inspections and the preparation of work specifications. Additional funds for administrative costs to implement the HOME Program will be provided through the County's general fund.

HOME PROGRAM YEAR 2011 FUNDING SOURCES	
HOME	\$557,810
TOTAL:	\$557,810

Activities	Total Funds Allocated	2011 Program Funds	Program Match
Affordable Housing			
Community Housing Development Organizations	\$83,672	\$83,672	
Homeownership Assistance Program	\$150,000	\$150,000	
Housing Rehabilitation Program	\$268,357	\$268,357	
Match			
Habitat for Humanity Housing Project			\$125,507.25
Administration			
HOME Program Administration (10% of grant)	\$55,781	\$55,781	
TOTAL:	\$557,810	\$557,810	\$125,507.25

2011-12 HOME DISTRIBUTION AWARD: \$557,810



2011-12 HOME Allocation Projects	2011 Funds
Community Housing Development Organizations	\$83,672
Homeownership Assistance Program	\$150,000
Housing Rehabilitation Program	\$268,357
HOME Program Administration (10% of grant)	\$55,781
TOTAL:	\$557,810

OTHER RESOURCES

CDBG Sub-Recipients

- **Town of Lexington \$28,000** – The Town of Lexington is contributing in-kind and match funds from the Town of Lexington Police Department, Lexington Improvement League Facility, volunteers and corporate donations. The funds equal approximately \$28,000.
- **Central SC Habitat for Humanity \$170,000** – Central SC Habitat for Humanity is contributing \$170,000 toward the Habitat Property Acquisition project. This contribution will be in the form of recycled mortgage payments, church and corporate sponsors, State housing grants and other Habitat resources.
- **Boys and Girls Club of the Midlands \$1,934,000** – The Boys and Girls Club of the Midlands is contributing \$1,934,000 toward the BE Great Academy Scholarship Program project. This contribution is funds from service fees, special events, and contracted services.

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

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

HOME MATCH REQUIREMENTS

Match requirements for the County's HOME Program for FY 2011-12 will be met through the non-federal funding provided for the Leica Lane Habitat for Humanity Project. The match is met through the private donations used to purchase materials and the volunteer labor hours. The County has documented a total of \$286,182, to date, as eligible match. The County will utilize \$125,507.25 from available match to meet the match requirements for the upcoming program year.

The County anticipates utilizing any overage of eligible matching non-federal funds from the Habitat for Humanity Project to meet the match requirements during future fiscal years. According to the guidelines of the HOME Program, match funding occurring during the program year will be carried forward to meet match requirements in future program years.

Activities to be Undertaken

INFRASTRUCTURE AND OTHER PUBLIC FACILITIES

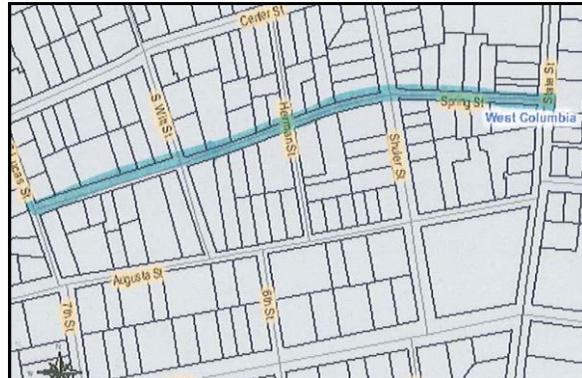
MITCHELL STREET SIDEWALK CONSTRUCTION			
TOWN OF BATESBURG-LEESVILLE			
Description			
<p>CDBG funds will be used in the Town of Batesburg-Leesville to construct 3,960 linear feet of sidewalk on Mitchell Street from Columbia Avenue to Summerland Avenue. The sidewalk will provide residents and students who attend Batesburg-Leesville High School with adequate and dependable facilities where none are currently present.</p>			
Eligibility Citation:	570.201 (c)	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2011:	\$307,540
HUD Matrix Code:	03L – Sidewalks		
Location:	Mitchell Street from Columbia Avenue to Summerland Avenue	TOTAL:	\$307,540
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Availability/Accessibility		
Proposed Accomplishment:		Completion Date:	
This project will serve Census Tract 021402, Block Groups 1 and 2. The total population of the area is 2,039 with 60.30% LMI.		June 30, 2013	
Administered by:	Central Midlands Council of Governments		

SPRING STREET WATER LINE UPGRADE

CITY OF WEST COLUMBIA

Description

CDBG funds will be used to upgrade 2,000 linear feet of deteriorating 2 and 4 inch water lines with 6 inch water lines on Spring Street and install 3 fire hydrants. The current galvanized lines cause rust to get into the service lines posing potential health hazards to residents. The hydrants will provide fire protection for Spring Street and surrounding side streets.



Eligibility Citation:	570.201 (c)	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2011:	\$207,400
HUD Matrix Code:	03J – Water/Sewer Improvements		
Location:	Spring Street between State Street and S. Lucas Street	TOTAL:	\$207,400
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:	This project will benefit 50 people with 76% LMI.		Completion Date:
Administered by:	City of West Columbia		June 30, 2012

PUBLIC SERVICES

KEEPING EVERY YOUTH SAFE PROGRAM			
TOWN OF LEXINGTON			
Description			
<p>CDBG funds will be used for operational support of the Keeping Every Youth Safe (KEYS) afterschool program. The KEYS Program provides afterschool educational, life skills and safety programming for youth in high risk areas in the Town. The program also provides positive role models and helps the youth develop academic and job skills.</p>			
Eligibility Citation:	570.201 (e)	Funding:	
		CDBG 2011:	\$86,000
National Objective:	570.208 (a) (2) Limited Clientele	Town of Lexington	\$28,000
HUD Matrix Code:	05D – Youth Services		
Location:	Town of Lexington	TOTAL:	\$114,000
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:		Completion Date:	
This project will benefit 50 LMI youth ages 5-13.		June 30, 2012	
Administered by:	Town of Lexington		

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

Description

CDBG funds will be used to provide funding for 30 low and moderate income (LMI) youth to attend their BE Great Academy 2011-2012 after school program. The BE Great Academy offers a variety of youth development programs in core areas that include education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.



Eligibility Citation:	570.201 (e)	Funding:	
		CDBG 2011:	\$66,000
National Objective:	570.208 (a) (2) Limited Clientele	Boys and Girls Club	\$1,934,000
HUD Matrix Code:	05D – Youth Services		
Location:	Lexington County	TOTAL:	\$2,000,000
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:		Completion Date:	
This project will benefit 30 LMI youth.		June 30, 2012	
Administered by:	Boys and Girls Club of the Midlands		

**FOOD PANTRY COOLER AND FREEZER PURCHASE
LEXINGTON INTERFAITH COMMUNITY SERVICES**

Description
CDBG funds will be used to purchase and install a walk-in cooler for food pantry storage, a stand-alone freezer and refrigerator for food pantry distribution. The equipment will facilitate receiving, storing, and distributing fresh and frozen food products in the Emergency Food Programs.



Eligibility Citation:	570.201(e)	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2011:	\$27,214
HUD Matrix Code:	05 Public Services		
Location:	Old Bush River Road	TOTAL:	\$27,214
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Availability/Accessibility		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 5,000 LMI persons in the County.		June 30, 2012	
Administered by:	Lexington Interfaith Community Services		

SAMARITAN'S WELL VAN PURCHASE

SAMARITAN'S WELL

Description

CDBG funds will be used to purchase a van to transport homeless women and children. The van will be used to transport women and children to jobs, job interviews, DSS appointments, doctor appointments, daycare, school, community activities, grocery shopping, and other needs associated with day to day living requirements.



Eligibility Citation:	570.201(e)	Funding:	
		CDBG 2011:	\$25,000
National Objective:	570.208 (a) (1) Low Mod Area		
HUD Matrix Code:	05 Public Services		
Location:	Old Bush River Road	TOTAL:	\$25,000
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Availability/Accessibility		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 100 LMI persons in the County		June 30, 2012	
Administered by:	Samaritan's Well		

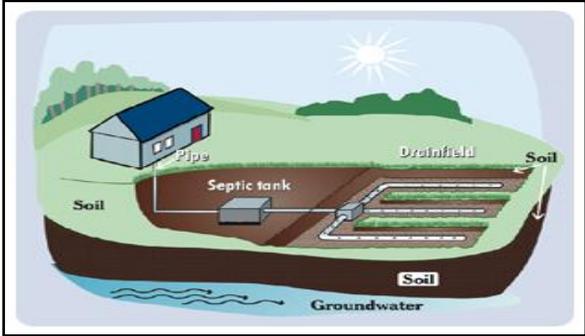
NEIGHBORHOOD REVITALIZATION

MINOR HOUSING REPAIR PROGRAM

Description CDBG funds will be used to assist approximately 55 low and moderate income homeowners with minor repairs to their homes. Qualified applicants will receive up to \$7,500 in repairs for various improvements needed for their homes including accessibility, HVAC system replacement, tree removal, broken windows, etc.			
Eligibility Citation:	570.202	Funding:	
National Objective:	570.208(a)(2) Housing	CDBG 2011:	\$197,541
HUD Matrix Code:	14A – Rehab; Single-Unit Residential	Prior Year Funds:	\$52,459
Location:	Lexington County	TOTAL:	\$250,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Affordability		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 100 LMI persons in the County.		June 30, 2012	
Administered by:	Lexington County Community Development Grant Programs Division		

SEPTIC TANK REPAIR AND REPLACEMENT PROGRAM

Description
 CDBG funds will be used to repair or replace the failing septic system of low and moderate income (LMI) households to reduce the fecal pollutants entering the Hollow Creek Watershed area. Failed septic systems cause fecal coliform bacteria to be released into the watershed which in turn pollutes local waterways making them unsafe for residents. The project proposes to benefit 50 LMI households.



Eligibility Citation:	570.202	Funding:	
		CDBG 2011:	\$103,000
National Objective:	570.208(a)(2) Housing		
HUD Matrix Code:	14A – Rehab; Single-Unit Residential		
Location:	Hollow Creek Watershed Area	TOTAL:	\$103,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Affordability		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 100 LMI persons in the Hollow Creek Watershed Area.		June 30, 2012	
Administered by:	Lexington County Public Works Department Stormwater Management Division		

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

Description

CDBG funds will be used to acquire four (4) lots on Old Bush River Road to build four (4) single-family affordable housing units that will benefit 12 low and moderate income persons (LMI). The units would be sold to households in the 30 to 50% median income range. These families will pay an interest-free mortgage that will be held by CSC Habitat for approximately \$200 per month.



Eligibility Citation:	570.201(a)	Funding:	
National Objective:	570.208(a)(3) Housing Activities	CDBG 2011:	\$70,000
HUD Matrix Code:	01 – Acquisition of Real Property	Central SC Habitat for Humanity	\$170,000
Location:	Lexington County	TOTAL:	\$240,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Affordability		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 12 LMI persons in the County.		June 30, 2012	
Administered by:	Central SC Habitat for Humanity		

HOME PROGRAM PROJECT DELIVERY

Description			
<p>According to the Community Planning and Development (CPD) Notice 92-19, CDBG funds may be expended for activity delivery costs of the HOME Program. Funds will be used for the project delivery costs of housing inspections for the Homeownership Assistance and Home Rehabilitation programs. The project delivery costs will include property inspections and the preparation of work specifications. The total project estimated cost is \$45,000 with all funds provided by Lexington County CDBG Program.</p>			
Eligibility Citation:	570.206(g)	Funding:	
		CDBG 2011:	\$45,000
National Objective:	570.208(a)(3) Housing Activities		
HUD Matrix Code:	14H –Rehab: Administration		
Location:	Lexington County	TOTAL:	\$45,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Affordability		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 43 LMI persons in the County.		June 30, 2012	
Administered by:	Lexington County Community Development Grant Programs Division		

AFFORDABLE HOUSING

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS

Description:

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



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2010:	\$83,675
HUD Matrix Code:	To be determined		
Location:	To be determined	TOTAL:	\$83, 675
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> • To be determined when projects are selected 		
Outcome(s):	<ul style="list-style-type: none"> • To be determined when projects are selected 		
Outcome Statement(s):	<ul style="list-style-type: none"> • To be determined when projects are selected 		
Beneficiaries:		Completion Date:	
This project will benefit LMI households determined through income verification.		By or before December 31, 2013	
Administered by:	Community Housing Development Organization(s) to be determined		

**HOMEOWNERSHIP ASSISTANCE PROGRAM
COUNTY OF LEXINGTON**

Description:

The Homeownership Assistance Program will provide downpayment assistance and/or closing cost assistance to LMI first-time homebuyers. Qualifying homebuyers must be employed or must provide income documentation in the form of disability benefits, Social Security benefits, and/or other retirement benefits. Additionally, all qualifying homebuyers must participate in pre-purchase counseling established by the Lexington County HOME Program. The amount of assistance provided will typically not exceed \$5,000 per single family dwelling unit. Program guidelines will be structured to allow limited assistance above the \$5,000 limit in certain circumstances. Recapture provisions will be enacted through deferred forgivable loans. Funds will be used to assist approximately 30 first-time homebuyers. The specific guidelines of the Homeownership Assistance Program have been developed by HOME Program staff.



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2011:	\$150,000
HUD Matrix Code:	13		
Location:	Countywide	TOTAL:	\$150,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing 		
Outcome(s):	<ul style="list-style-type: none"> • Availability • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility, Affordability, and Sustainability. • Create Decent Housing with Improved Sustainability and Accessibility. 		
Beneficiaries:	This project will benefit LMI households determined through income verification.	Completion Date:	
		By or before December 31, 2011	
Administered by:	Lexington County Community Development Grant Programs Division		

**HOUSING REHABILITATION PROGRAM
COUNTY OF LEXINGTON**

Description:

This project will assist low and moderate income, disabled, and/or elderly homeowners with qualifying repairs to their primary residence. Funds will be used to assist approximately thirteen (13) homeowners with significant repair needs. Dependent upon the types and costs of repairs requested, additional eligible homeowners may be assisted through the Program. Program guidelines will be structured to allow maximum repair amounts for each home typically not to exceed \$20,000, with limited assistance above \$20,000 in certain circumstances. Funds will also be used for inspection/estimate services, lead-based paint testing and clearance, and for relocation and storage costs during rehabilitation. Guidelines for deferred payment forgivable loans are included in the specific program policies and procedures. The full guidelines have been developed by HOME Program staff.



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2011:	\$268,379
HUD Matrix Code:	14A		
Location:	County-wide	TOTAL:	\$268,379
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing 		
Outcome(s):	<ul style="list-style-type: none"> • Availability • Sustainability 		
Outcome Statement(s):	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility, Affordability, and Sustainability. • Create Decent Housing with Improved Sustainability and Accessibility. 		
Beneficiaries:	Completion Date:		
This project will benefit LMI households determined through income verification.	By or before December 31, 2012		
Administered by:	Lexington County Community Development Grant Programs Division		

PERFORMANCE MEASUREMENT

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

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

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

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

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

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

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

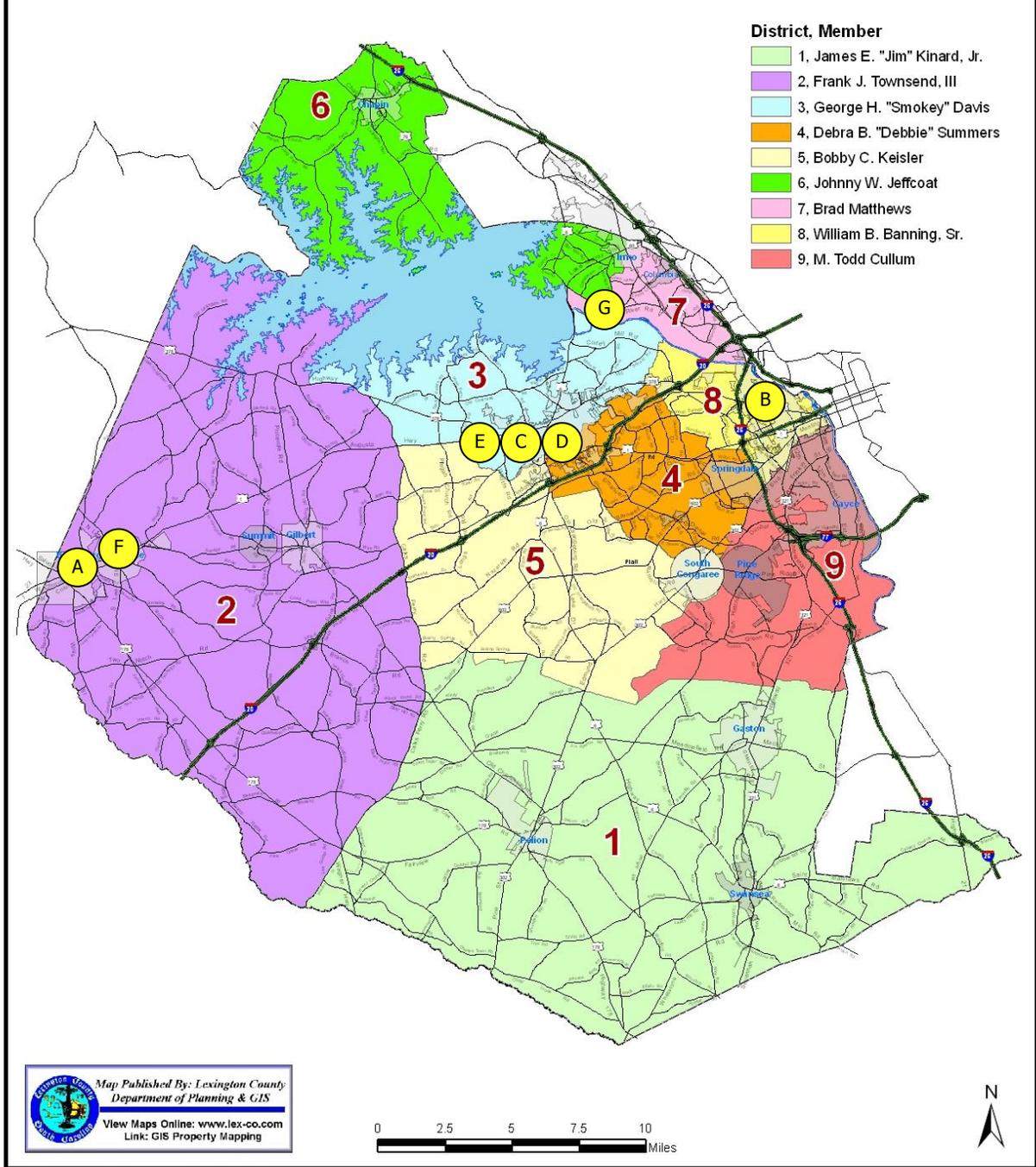
OUTCOME STATEMENT MATRIX			
	Outcome 1: Availability or Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective 1: Suitable Living Environment	Enhance Suitable Living Environment through Improved Accessibility	Enhance Suitable Living Environment through Improved or New Affordability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

Geographic Distribution

For the 2011 Program Year, Lexington County's CDBG and HOME programs will provide funds for projects throughout Lexington County. Geographic distribution and socio-economic conditions are considered carefully when reviewing proposals.

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

Lexington County Council Districts and Location Map of Projects



NOTE: Some funded projects not shown may take place or address needs throughout the County.

- | | |
|---|--|
| <ul style="list-style-type: none"> A. Mitchell Street Sidewalk B. Spring Street Water Line C. Keeping Every Youth Safe Program D. Food Pantry Cooler and Freezer Purchase | <ul style="list-style-type: none"> E. Samaritan's Well Van Purchase F. Septic Tank Repair and Replacement Program G. Old Bush River Road Affordable Housing |
|---|--|

Homeless and Other Special Needs Activities

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

MACH is a task force of the local homeless shelters and other special needs providers. They provide a forum for networking and sharing of information among the various organizations and agencies that address the unmet needs of the County's homeless and special needs populations.

The County was allocated \$588,970 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds, from the U.S. Department of Housing and Urban Development (HUD) as authorized under Title XII of the American Recovery and Reinvestment Act (ARRA) of 2009. The purpose of the HPRP is to provide homelessness prevention assistance to households who would otherwise become homeless, many due to the economic crisis, and to provide assistance to rapidly re-house persons who are homeless.

Through a Request for Qualifications (RFQ) process, Lexington Interfaith Community Services (LICS) was selected to carryout HPRP eligible activities. LICS provides financial assistance through rental assistance, utility payments, moving costs or hotel vouchers and housing relocation and stabilization services through case management, outreach, and housing placement.

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

Other Actions

AFFIRMATIVELY FURTHERING FAIR HOUSING

Lexington County will continue to fund multiple housing and other programs designed to affirmatively further fair housing and reduce barriers to affordable housing. These programs expand housing opportunities; eliminate substandard housing; provide homebuyer education services and collaborative work with financial lenders to enable low and moderate income families to purchase homes anywhere they choose. The *Lexington County Analysis of Impediments to Fair Housing* was updated in May of 2010. The Analysis identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of current policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data. The following is a summary of those impediments:

Impediment 1: Need to Develop Substantive Fair Housing Initiatives

Impediment 2: Market Availability (continuing impediment)

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

Impediment 4: Potential Protected Class Discrimination in Homebuyer Lending Market

Impediment 5: Limited Public Transportation (continuing impediment)

Impediment 6: Steering and Blockbusting

Since its adoption, the County has continued to implement various actions aimed at the alleviation or removal of impediments and more importantly has undertaken actions to affirmatively further fair housing.

Expanding affordable housing opportunities is a long-term goal of the County. Achievement of this goal will be promoted during the program year through (1) outreach, training, and education of the community about fair housing rights, (2) the Homeownership Assistance Program, and (3) the Housing Rehabilitation Programs.

The County will continue to expend CDBG and/or HOME administration funds to promote fair housing awareness, provide fair housing education, and participate in fair-housing related activities to affirmatively further fair housing in Lexington County. These efforts may include conducting an annual Energy Expo/Fair Housing Fair, adoption, and publication of a fair housing resolution in April 2012, continued partnerships with the City of Columbia and Richland County on fair housing issues, and distribution of the County's fair housing brochures at events throughout the Program year.

The County's Homeownership Program will provide downpayment assistance and/or closing cost assistance to 30 first-time homebuyers. The program participants will complete homebuyer education where they will learn the home buying process. The homebuyers will be educated on housing rights, credit, budgeting, selecting a home, inspections, and home maintenance.

The County administers Housing Rehabilitation Programs to help homeowners maintain the condition and integrity of their homes and improve the quality of the housing stock. The Home Rehabilitation Program will provide up to \$20,000 to assist 13 low and moderate income seniors and/or disabled homeowners with comprehensive repairs to address code violations. The Minor Home Repair Program will provide up to \$7,500 to assist 55 low and moderate income homeowners to correct minor deficient conditions in their homes.

OBSTACLES TO MEETING UNDERSERVED NEEDS

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

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

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

FOSTER AND MAINTAIN AFFORDABLE HOUSING

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

REMOVE BARRIERS TO AFFORDABLE HOUSING

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

LEAD-BASED PAINT HAZARDS

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

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

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

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

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

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

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

INSTITUTIONAL STRUCTURE AND COORDINATION OF RESOURCES

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

PUBLIC HOUSING

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

Monitoring

The Lexington County Grant Programs staff conducts on-going desk monitoring of its activities and of its subrecipients and CHDOs. This monitoring includes a review of reimbursement requests and monthly reports. Staff also conducts on-site monitoring of all subrecipients 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.

Certifications

I. General Certifications

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

A. Affirmatively Further Fair Housing

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

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

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

C. Drug Free Workplace

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

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

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

II. Specific CDBG Certifications

Lexington County certifies that:

A. Citizen Participation

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

B. Community Development Plan

Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income.

C. Following a Plan

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

D. Use of Funds

It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) **2010, 2011 and 2012**, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

IV. Excessive Force

It has adopted and is enforcing:

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

V. Compliance with Anti-Discrimination Laws

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

VI. Lead-Based Paint

Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

VII. Compliance with Laws

It will comply with applicable laws.

Signature/Authorized Official	Date
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County Administrator	
Title	

III. Appendix to Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

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

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

212 South Lake Drive
Lexington, South Carolina 29072

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

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

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

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

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

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

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