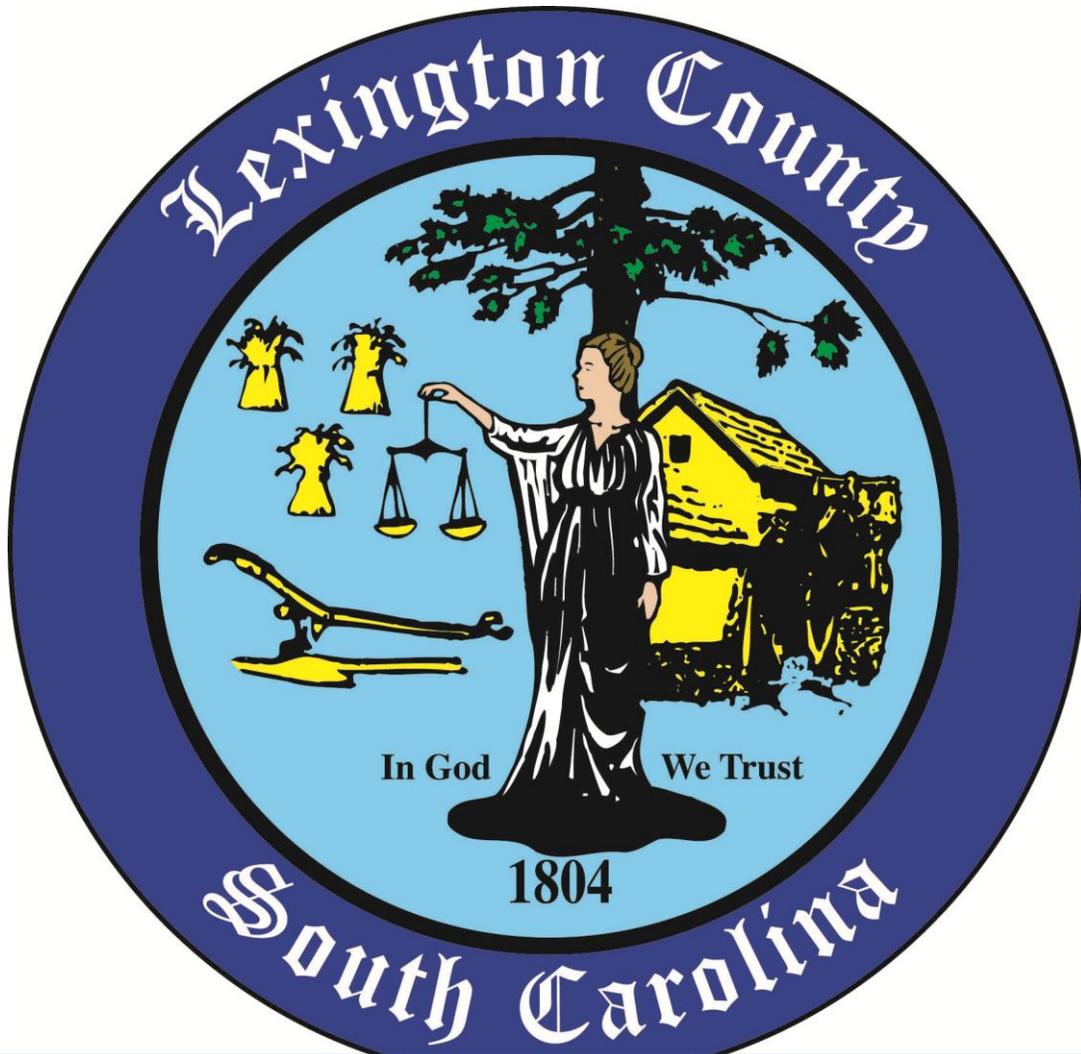


Final: May 15, 2015



2015

FIVE YEAR CONSOLIDATED PLAN

Office of Community Development

# County of Lexington Consolidated Plan (2015-2019)

## Table of Contents

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	Pg.5
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	Pg.16
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	Pg.18
NA-05 Overview	Pg.43
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	Pg.46
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	Pg.71
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	Pg.75
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	Pg.80
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	Pg.82
NA-35 Public Housing – 91.205(b)	Pg.83
NA-40 Homeless Needs Assessment – 91.205(c)	Pg.88
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	Pg.91
NA-50 Non-Housing Community Development Needs – 91.215 (f)	Pg.94
MA-05 Overview	Pg.96
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	Pg.97
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	Pg.105
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	Pg.110
MA-25 Public and Assisted Housing – 91.210(b)	Pg.114
MA-30 Homeless Facilities and Services – 91.210(c)	Pg.117
MA-35 Special Needs Facilities and Services – 91.210(d)	Pg.121

MA-40 Barriers to Affordable Housing – 91.210(e)	Pg.126
MA-45 Non-Housing Community Development Assets – 91.215 (f)	Pg.127
MA-50 Needs and Market Analysis Discussion	Pg.134
SP-05 Overview	Pg.135
SP-10 Geographic Priorities – 91.215 (a)(1)	Pg.142
SP-25 Priority Needs - 91.215(a)(2)	Pg.143
SP-30 Influence of Market Conditions – 91.215 (b)	Pg.144
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	Pg.145
SP-40 Institutional Delivery Structure – 91.215(k)	Pg.148
SP-45 Goals Summary – 91.215(a)(4)	Pg.152
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	Pg.159
SP-55 Barriers to affordable housing – 91.215(h)	Pg.161
SP-60 Homelessness Strategy – 91.215(d)	Pg.163
SP-65 Lead based paint Hazards – 91.215(i)	Pg.165
SP-70 Anti-Poverty Strategy 91.212(j)	Pg.166
SP-80 Monitoring – 91.230	Pg.167
AP-15 Expected Resources – 91.220(c)(1,2)	Pg.168
AP-20 Annual Goals and Objectives	Pg.174
AP-35 Projects – 91.220(d)	pg. 178
AP-38 Project Summary	Pg.179
AP-50 Geographic Distribution – 91.220(f)	Pg.184
AP-55 Affordable Housing – 91.220(g)	Pg.185
AP-60 Public Housing – 91.220(h)	pg. 186

AP-65 Homeless and Other Special Needs Activities – 91.220(i)	Pg. 187
AP-75 Barriers to affordable housing – 91.220(j)	Pg. 189
AP-85 Other Actions – 91.220(k)	Pg. 190
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	Pg. 193

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### Introduction

The County of Lexington's Consolidated Plan is a comprehensive plan, which addresses the County's housing, homelessness, non-housing and community development needs. Federal regulations require states, cities, and counties to submit a Consolidated Plan every five years for the following County administered grant programs:

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

According to the U.S. Department of Housing and Urban Development (HUD), "The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions." Moreover, the consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus the funding for HUDs formula block grant programs to include the CDBG and HOME Programs, currently the only block grant programs administered by the County of Lexington.

The County of Lexington's Office of Community Development is the lead agency responsible for preparing the Consolidated Plan. Moreover, the communities of Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia have elected to be included within the County of Lexington's Urban Entitlement status and consistent with the HUD mission, the County of Lexington's Consolidated Plan establishes a unified, coordinated vision for community development actions for the next five years.

Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the planning process. Throughout the compilation process, our grants staff solicited the input of our citizens, and community partners to determine the County's housing and community development priorities and needs. Additionally, this input was used to develop strategies for addressing the specified and identified needs of our County's low-and-moderate income residents. What's more, the County's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, the County of Lexington embraces high standards of ethics, management and accountability. SP - 25 Priority Needs describes the highest needs of

the community as identified by our residents, County policy-makers and staff, and municipal partners. For more details on the Office of Community Development’s annual objectives and goals, refer to the Action Plan section AP-20 Annual Goals and Objectives.

**2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

As part of the Consolidated Planning process which included community input, existing program capacity, and analysis of the data, the County has identified the following seven priority needs areas, 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 detailed strategies and measureable performance outcomes. The priorities and strategies were developed to ensure that they align with the U.S. Department of Housing and Urban Development’s statutory goals of: providing decent housing; providing a suitable living environment; and expanding economic opportunities. The County of Lexington’s seven guiding objectives over the next five years are:

<p><b>Objective 1</b></p>	<p><b>Owner Occupied Housing Rehabilitation</b></p> <p>The highest priority for the County of Lexington and its partners is to continue to revitalize the communities throughout the County of Lexington through the promotion of the availability of decent housing by prioritizing funding for the rehabilitation of housing occupied by LMI households.</p>
<p><b>Objective 2</b></p>	<p><b>Down Payment Assistance Program</b></p> <p>The County of Lexington, through collaboration with South Carolina Legal Services is aggressively funding its homebuyer assistance or down payment assistance program over the next five years.</p>
<p><b>Objective 3</b></p>	<p><b>Special Needs Housing/Housing Acquisition and Rehab</b></p> <p>Development and/or support for the development and operations of affordable housing units for special needs populations including the homeless populations.</p>
<p><b>Objective 4</b></p>	<p><b>Public Facilities and Infrastructure</b></p> <p>Adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and other public facilities. As part of the Five</p>

	Year Consolidated Plan the County staff has identified rural communities as having needs for recreation infrastructure.
<b>Objective 5</b>	<p><b>Public Services</b></p> <p>The County of Lexington is committed to support a myriad public service organizations in the County as these organizations improve the lives of Lexington citizens through programs for children and persons with disabilities, assist our homeless, citizens struggling with food insecurity, in need of job training programs, public safety. The county as rule allocates approximately 13% of its annual CDBG allocation for public service programs.</p>
<b>Objective 6</b>	<p><b>Lead Based Paint Hazard Reduction</b></p> <p>The County is committed to address hazards associated with Lead Based Paint. This is a focus for youth and adults as well. This program is conducted in cooperation with our home owner occupied rehabilitation program. All homes built prior to 1979 are properly tested and, when required, lead remediation is conducted as part of the over-all rehabilitation efforts.</p>
<b>Objective 7</b>	<p><b>Promotion of Fair Housing Practices</b></p> <p>This will include all Fair Housing activities carried out by the Count of Lexington, its CHDO's, and nonprofit organizations such as Community Relations Council and Columbia Urban League.</p>

### 3. Evaluation of past performance

As part of the consolidated planning process Lexington County staff members, as well as its municipal partners, service providers and stake holders completed an extensive analysis of the County of Lexington's existing CDBG and HOME services, programs and projects. To that end, and as the following Consolidated Plan will lay-out, the highest priority needs continue to be the development of new affordable housing units, the maintenance and rehabilitation of existing affordable housing units and providing adequate housing and public service opportunities for the County of Lexington's homeless and vulnerable (non-homeless) populations. The County of Lexington will aggressively support its two highly successful owner-occupied housing rehabilitation programs throughout the incorporated and unincorporated

communities of our County; these are the minor home repair and the comprehensive housing repair programs. Additionally, the County and its municipal partners will continue to proactively improve public facilities and public infrastructure in the underserved census tracts and block groups of the community, which will in turn help to foster safe and decent living environments for our residents.

Unfortunately, homelessness remains an issue throughout Lexington, therefore the Office of Community Development will continue to provide funding to the Transitions homeless facility, as well as support transitional services for battered spouses and their children and forge further community collaborations in an effort to provide for the needs of Lexington's homeless population. Furthermore, we are engaging Christ Central Ministries, a faith based organization which is currently operating three transitional shelters in the community in support of homeless veterans, women and children, families, and adult males. What's more, the Grant Programs Division will improve its collaborations with the Lexington County Office of Veterans Affairs in an effort to further assist the County's homeless veteran population. Throughout the rigorous citizen engagement and community needs assessment process, the County has also identified the needs for our non-homeless special needs populations to include persons with disabilities, our elderly, persons with Aids, and those struggling with issues of mental health and alcohol and drug addiction. The County of Lexington is committed to using our resources through public infrastructure, housing, and public service programs to enrich the lives of Lexington's low-and-moderate income citizens.

#### **4. Summary of citizen participation process and consultation process**

As the administrator(s) of the County of Lexington's CDBG and HOME programs, the Office of Community Development acts as a hub for community, economic and social engagement for our community, a role and public trust that we take very seriously. To this end, our staff has worked diligently to maintain and foster open lines of communication between the County and our community's many non-profit and social service agencies. Besides an open door policy, each year our grant staff participate in numerous outreach meetings and hosts housing roundtables and meetings for subrecipients, contractors, and citizens interested in learning more about our grant programs. Furthermore, the County has entered into intergovernmental agreements with its fourteen (14) municipalities. Moreover, we are active member of the Midlands Area Consortium for the Homeless (MACH), a consortium representing 14 Counties across the Midlands of South Carolina. MACH allows Lexington to pool its resources with nearby jurisdictions and more effectively advocate for issues and initiatives aimed at mitigating the scourge of homelessness in our community. Following is just a sampling of the entities that the County coordinates with annually:

the Central South Carolina Alliance, the University of South Carolina, Eau Clair Cooperative Health, Lexington Medical Center, the South Carolina Department of Social Services, the South Carolina Department of Health and Environmental Control, Lexington County Veterans Affairs, the Lexington County Public Library, South Carolina Connects, the Lexington Chamber of Commerce; the Lexington County Planning & Zoning Department, Lexington County Finance

Department, the South Carolina Department of Social Service, the Lexington Medical Center, Lexington County Economic Development, the Central Midlands Council of Governments, the Housing Authority of Cayce and the City of Columbia, as well as the Columbia Field Office (HUD), as well as the South Carolina Human Affairs Commission.

**A. Public Meetings and Hearings**

In an effort to insure the greatest level of public participation, the County held a series of five public input meetings designed to discuss the consolidated planning process and to solicit community input regarding the assessment of community needs. Notification for these meetings was published in the Lexington County Chronicle, posted and made available at public libraries throughout eleven regions of the County. Moreover, information regarding the dates and times of the meetings was provided to the County’s numerous non-profit organizations and subrecipients. Flyers were sent to all fourteen (14) municipalities and placed on the County’s website. Notifications were also sent to state and local agencies. Furthermore, the County of Lexington consulted with a local community outreach firm, Latino Communications Development Corporation in an effort to simultaneously conduct community surveys and public input from the County of Lexington’s non English speaking Spanish population (s). The dates, times and locations for the meetings included the following:

<b>Meeting</b>	<b>Location</b>	<b>Date</b>	<b>Time</b>
Public Input Meeting	Gaston-Library	January 31, 2015	10:00am-12:30pm
Public Input Meeting	Cayce-West Columbia- Library	February 10, 2015	6:00pm-8:00pm
Stakeholder Meeting	Earlewood Park/Columbia	February 5, 2015	12:00pm-1:00pm
Public Input Meeting	Batesburg/Leesville- Library	February 14, 2015	10:00am-12:30pm
Public Input Meeting	Pelion- Library	February 17, 2015	10:00am-12:30pm
Public Input meeting	Irmo-Library	February 25, 2015	6:00pm-8:00pm
Public Hearing	Lexington County Council Chambers	April 2, 2015	10:00am-11:30am
Public Hearing	Lexington County Council Chambers	April 16, 2015	1:00pm-2:30pm
Public Comment Period	Countywide	March 26, 2015 April 27, 2015	n/a

The County’s citizen’s participation process yielded the involvement and input of some 256 citizens. This figure includes the input from public meetings and or hearings as well as the

online community assessment survey. The flyers, sign in sheets and surveys of the public input meetings are included in Appendix B, C, and E. Moreover, additional comments on drafts of the Consolidated Plan were solicited from the public during a 30-day comment period which was scheduled from March 26, 2015 through April 27, 2015. Copies of the draft plan were made available to citizens and stakeholders at the main branch of the Lexington Public Library, as well as made available on the County website. A summary of citizen's comments concerning the Consolidated Plan are included in Appendix B. Additionally, copies of all public notices and public hearings advertised in the newspaper may be found in Appendix C. Furthermore, citizens who were not in attendance at the public meetings elected to participate in an Online Needs Assessment Survey.

The public input meetings and public hearings were open to all segments of the community with accommodations being made for persons with disabilities and consideration for those who are employed. The time and accessibility of the meetings were key factors that were considered for insuring the maximum level of citizen involvement throughout the planning process, this included meetings held during evenings, on Saturday's out in the community and during the weekday. What's more, the County of Lexington used its website for flyers, as well as the needs assessment survey. Additionally, the public input meetings were advertised in the local newspaper, the Lexington Chronicle, which is included in Appendix B of this Plan.

Furthermore, while not every citizen or stakeholder recommended program or service could be funded due to the vast amount of community needs and the limited availability of funding, all public comments have documented and included in the final plan. As a matter of course, the office of Community Development is giving priority to the activities which ranked high on the assessment survey, and serve the greatest number of needs. Furthermore, particular emphasis was placed on community collaborative efforts which leveraged resources and which have the probability of achieving the greatest number of positive outcomes.

The following issues emerged during the citizen participation /public input meetings and public comment period:

- Housing programs for seniors and the County's low-and –moderate income populations.
- Housing rehabilitation/improvement programs
- Homeownership programs
- Transportation services for the community's seniors, especially rural residents
- Programs and services for homeless youth (to include housing)
- Accessibility for persons with disabilities
- Neighborhood infrastructure improvements
- Job development and employment
- Business development and new industry
- Services for the elderly/seniors
- Lead based paint remediation
- Services for the County's homeless populations, to include homeless youth

Recreational services and programs for the community's youth, especially those living in the rural areas in our community to include Pelion, Gaston, South Congaree, Batesburg-Leesville, and other communities of Lexington having high concentrations of low-and-moderate individuals.

## 5. Summary of public comments

The County hosted five public input meetings geographically dispersed throughout the region, as well as two public hearings associated with the Five Year Consolidated and Annual Action Plans. Additionally, the County of Lexington consulted with Latino Communications Community Development Corporation in order to engage the County's fast growing Spanish speaking populations. These meetings produced robust and dynamic conversation about the needs of Lexington County across a number of spectrums, including: housing, social services, transportation, economic development, education, and infrastructure. A recurring theme was the need for owner-occupied rehabilitation for low-income and elderly households. Community service programs for the County's special needs populations and persons with disabilities. Among the reasons cited for the need for housing repair programs was that those on fixed incomes often cannot afford to keep up with needed repairs and maintenance. Additionally, participants cited the need for homeownership opportunities for low-and-moderate income owners as homeownership is among the fastest ways to increase personal wealth among low-and-moderate income households. According to the 2013 American Community Survey, there were approximately 77, 108 owner-occupied structures in the County of Lexington and 26, 634 rental structures. In speaking with citizens, several cited that many people want to own homes in the County, but lack the capital and access to credit in order to make the transition into homeownership. In addition to housing programs, citizens identified several other community needs to include mental health services, infrastructure improvements, youth services programs (to include recreation and educational enrichment, job training programs and transportation services for senior citizens.

During a public input meeting held at the Gaston Branch of the Public Library on **Saturday, January 31, 2015**, County staff surveyed members of the community and documented the following comments:

- One participant spoke about the need for improved water quality and public infrastructure projects
- Another participant spoke about the need for housing rehabilitation programs
- One participant spoke about the need for transportation services for senior citizens in the Gaston community who were not able to attend critical dialysis and other medical appointments due to a lack of transportation
- A 17 year old participant spoke about the need for youth programs, to include programs for homeless youth. At one time this youth had experienced homelessness.

During a public input meeting held at the Cayce-West Columbia Branch of the Public Library held on **Tuesday, February 10, 2015**, County staff surveyed approximately 10 members of the community and documented the following comments:

- No Public Transportation from rural areas to areas where there are jobs
- Lack of Grocery Stores in the West Columbia
- Economic Development; getting more jobs in West Columbia
- Concerned about businesses moving out of West Columbia
- Census Tract Data for the Area
- Adding additional Parks that are ADA Compliant
- ADA Compliant Sidewalks
- Participants expressed concerns about the lack of services for homeless persons migrating from Columbia to West Columbia.

During a public input meeting held at the Cayce-West Columbia Branch of the Public Library held on **Saturday, February 14, 2015**, County staff surveyed approximately 4 members of the community and documented the following comments:

- The need for housing rehabilitation programs in rural areas/communities
- The lack of social programs for seniors
- A particular need in the region for job training programs/economic development opportunity
- The need for positive public service programs for low-and-moderate income youth, especially in lower income neighborhoods of Batesburg-Leesville.

During a public input meeting held at the Pelion Branch of the Public Library held on **Tuesday, February 17, 2015**, County staff interacted and surveyed a member of Pelion County Council, a member of library staff, several sheriff's deputies were in attendance, as well as a community member. This meeting produced vigorous dialogue and all were in agreement that in addition to the need for infrastructure and other public facility improvements, there is a dire need for programming for the youth of Pelion as there is no park or recreation facility:

- The need for additional water and sewer lines to attract economic development and housing
- Representatives present expressed the dire need for the recreation commission to work with the County and the Pelion community to establish recreation and STEM programs for middle school and high school students

During a public input meeting held at the Pelion Branch of the Public Library held on **Wednesday, February 25, 2015**, due to the threat of a potential ice and snow event the turnout for this meeting was rather low with roughly four community members participating in this evening meeting. Nonetheless, following are the comments that were expressed by the community members present:

- The need for business mentoring programs for small business managed by members of the community designated as LMI

The Irmo community is home to large number of older neighborhood and community members expressed the need for down payment assistance programs as well as housing rehabilitation programs that would remediate the impact of suburban decay or flight from some of the older and established neighborhoods

In addition to the five public input meetings and two public hearings, the County of Lexington hosted an online community assessment survey available to our citizens from January 30, 2015 to March 30, 2015. A total of 313 residents responded to the survey which included 178 English speaking persons that responded to the survey and 135 Spanish speakers. Of the English speaking respondents, 46% rated home improvement programs as a high priority. In the area of infrastructure 53.9% rated street/alley improvements as a high priority. In the section of the survey regarding neighborhood services, 43.58% ranked the cleanup of abandoned lots and buildings as a top priority. 59.22% of survey respondents said that youth services should be a top priority of community service programs in the County of Lexington. 55.87% recommended that CDBG programs address issues of job creation and job retention. When it comes to the construction of community facilities roughly 44.63% of survey takers ranked the construction of youth centers as a top priority. Finally, in the area of special needs services, roughly 64.37% of respondents cited neglected and abused children centers and services as a top priority as it relates to special needs services. Of the Spanish speaking respondents nearly 78% rated home improvements a high priority. In the section of the survey regarding neighborhood services, 63.70% of Spanish speaking respondents rank street lighting as the highest priority. In the section governing neighborhood services 53.03% ranked the need for parking facilities as a priority. When it comes to the construction of community facilities roughly 72.06% of survey takers ranked the construction of youth centers as a top priority. 69.17% Spanish

speakers recommended that CDBG programs address issues of job creation and job retention. Finally, in the area of special needs services, roughly 70.37% of respondents cited the need for substance abuse treatment programs as the top priority with some 66.91% of respondents ranking domestic abuse programs as a priority need in the Spanish speaking community.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no citizen views or comments that were not accepted. Based upon considerable citizen input, as well as the comments of stakeholders, non-profit organizations, and the County's CDBG subrecipients, County staff took into account the myriad of comments and opinions provided to staff by the public. During the public input meeting of **Wednesday, February 25<sup>th</sup>**, a gentleman requested that the County begin offering small business loans as well as entrepreneurial mentorship programs. Due to resource limitations the County will be unable to provide small business development and mentoring programs, rather the County will focus on education, housing, job training, and public infrastructure projects, as well as public service projects as the primary vehicles for increasing economic opportunities for Lexington's low-and-moderate income residents. Furthermore, while not every citizen or stakeholder identified and recommended program or service can realistically be funded due to the vast amount of community needs and limited resources, all comments have been considered for inclusion of the final plan.

## **7. Summary**

- The County of Lexington's Office of Community Development Grants Program Division is the lead agency responsible for the preparation of the Consolidated Plan. As an Urban Entitlement County, the County of Lexington administers the Community Development Block Grant (CDBG) program and the Home Improvement Partnership Program (HOME).
- The County has Intergovernmental Agreements with the municipalities of Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as with the cities of Cayce and West Columbia. The County receives and administers CDBG and HOME funds on their behalf.
- The County of Lexington's Five Year Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.
- It is the County of Lexington's goal to make Lexington County neighborhoods better places to work, live, and play.

- For information on specific targeted areas please refer to the Strategic Plan section SP10. Section SP-25 Priority Needs describes the highest needs of the community as determined by County of Lexington policy makers, staff, its municipal partners and community stakeholders. For more details on the annual objectives and goals, please refer to the Action Plan AP-20 Annual Goals and Objectives.
- As part of the Consolidated Plan’s community needs assessment process, staff members and their partner municipalities, service providers and stake holders have completed an extensive review of existing services, programs and projects and identified priority needs..
- The County of Lexington is committed to increasing coordination among its vast network of public, private, and non-profit organizations that provide social services, housing, and infrastructure projects throughout our community.
- The County of Lexington is an active member of Midlands Area Consortium for the Homeless (MACH). MACH represents 14 Counties across the Midlands of South Carolina and advocates for issues and initiatives that help mitigate and end homelessness. Moreover, the County is an active partner with the Midlands Housing Alliance and currently provides CDBG funding toward the support of the County’s homeless population. Additionally, the County of Lexington has consistently provided support to abused women and children through the CDBG support of Sistercare Inc.’s Lexington County shelter. Through the assessment process our grant staff is also working to increase its coordination and collaborations with area faith-based organizations which are participating in continuum of care activities as well.
- The County hosted a series of five public meetings and two public hearings associated with the assembling of the Consolidated Plan. The public meetings produced vigorous discussion and debate from the public and stakeholders regarding community needs and included discussions on housing, public infrastructure, as well as public service programs for seniors and persons of low-and-moderate incomes and public service programs for the community’s youth and persons with disabilities.
- Survey data also reveals large community buy in in the need for the maintenance of older housing in the County through the support of the County’s Minor Home and Comprehensive Housing Repair programs.
- Another need that the community highlighted is a lack of homeownership opportunities for low-and-moderate income renters. Moreover, 2011 data supports that a significant number of County residents are housing cost burdened and in some instances paying more than 50% of their monthly incomes on housing cost (2011 CHAS).

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	County of Lexington	Community Development
CDBG Administrator	Ms. Rita Squires	Community Development
HOME Administrator	Ms. Sandy Fox	Community Development

**Table 1 – Responsible Agencies**

### Narrative

The County of Lexington's Office of Community Development is the lead agency responsible for the compilation, and management of the consolidated planning process. As the lead agency, the County provides oversight in the development and implementation of the CDBG and HOME programs in the unincorporated and incorporated areas of the community. Throughout each phase of the development of the plan, the County of Lexington worked closely with each locality to insure that the strategies that were developed addressed the community's affordable housing and non-housing community development needs.

As an Urban Entitlement County, the County of Lexington administers Community Development Block Grant (CDBG) program funding, as well as HOME Improvement Partnership (HOME) funding from the U.S. Department of Housing and Urban Development (HUD). The efforts to solicit public input and to determine the community's needs included five public input meetings, two public hearings, online and in person surveys, as well as the consultation of a myriad of community stakeholders, to include the engagement of the non-English, Spanish speaking community's of Lexington.

The process included advertisements in 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 A.

Lead Agency: The County of Lexington is the lead agency, responsible for the preparation and implementation of the Consolidated and Annual Action Plan(s). Moreover, the County worked

closely with several non-profit and for profit organizations and public entities to assist in the implementation of the goals and strategies identified in the Plan(s).

Some of our community partners included:

the Midlands Housing Authority, the Boys and Girls Club of the Midlands, the Greater Columbia Community Relations Council, the United Way of The Midlands, the Urban League of Greater Columbia, the Irmo-Chapin Recreation Commission, the Babcock Center, as well as Habitat for Humanity, as well as the Cayce Housing Authority, the City of Columbia, Lexington Interfaith Community Services, and many other entities.

The goals and objectives and strategies set forth in the 2015-2019 Consolidated Plan were derived and expanded from the previous Consolidated Plan as well as from the recommendations and comments received during the citizen participation process. It is anticipated that the County of Lexington's 2015-2019 Consolidated Plan will be adopted by the Lexington County Council in April of 2015.

The County of does not operate a public housing authority, however, the Community Development staff supports the Cayce Housing Authority in its efforts to increase affordable housing, rental housing and citizens seeking Section 8 assistance. Moreover, the County of Lexington works closely with its municipalities and provides technical assistance to our subrecipients, non-profit community development housing organizations, and developers in an effort to ensure both their and our compliance with federal funding requirements.

#### **Consolidated Plan Contact Information**

The Lexington County Director of Community Development is the primary public contact for the Consolidated Plan:

Charles Garren, Community Development Director  
The County of Lexington  
Office of Community Development  
212 South Lake Drive, Lexington SC 29072  
Tel. 803-785-8121 | Fax 803-785-8188 | [cgarren@lex-co.com](mailto:cgarren@lex-co.com)

Stephany Snowden, Grant Programs Division Manager  
The County of Lexington  
Office of Community Development (Grant Programs Division)  
212 South Lake Drive, Lexington SC 29072  
Tel. 803-785-8121 | Fax 803-785-8188 | [ssnowden@lex-co.com](mailto:ssnowden@lex-co.com)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The County of Lexington is engaged in ongoing efforts to increase coordination among a complex network of public, private, and non-profit organizations that deliver housing and social services in our community. As the administrators of the County of Lexington's CDBG and HOME programs, the County's Office of Community Development, Grant Programs Division acts as a nucleus for community and economic development in the County. What's more, the Grant Programs Division maintains positive and pro-active relationships with many of the County's local governments, non-profit, faith-based and social service agencies.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

In addition to maintaining an open door policy and having ongoing daily communication with the area's many service providers, specific steps the County has taken to enhance coordination include: entering into intergovernmental agreements with its fourteen (14) municipalities to include the communities of Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia. The Office of Community Development maintains close relationships with the City of Columbia, which administers the Housing Opportunities for Persons with Aids (HOPWA) Program on behalf of the County, as well as other nearby communities. The County also works closely with the Central Midlands Council of Governments, the Cities of West Columbia and Cayce, Lexington Medical Center and the Town of Springdale on transportation issues. Moreover, the County of Lexington is a member of the Midlands Area Consortium for the Homeless (MACH), a consortium representing 14 Counties across the Midlands of South Carolina, thereby allowing the County to pool its resources and effectively advocate for issues and initiatives aimed at helping to end homelessness in our community. Furthermore, for several years the County has funded the Midlands Housing Alliance's Transitions Facility in an effort to support the programs and services that directly benefit Lexington's homeless population(s). In an effort to support affordable public housing, the County maintains an excellent working relationship with the Cayce Public Housing Authority as well as the Fair Housing Center and the Urban League of Greater Columbia. Finally, the County of Lexington maintains excellent relationships with the County of Lexington Office of Veterans Affairs, the South Carolina Department of Health and Environmental Control, the South Carolina Department of Mental Health, and the South Carolina Department of Social Services and supports the alcohol and drug abuse prevention, and intervention treatment programs of

LRADAC in an attempt to identify low-to-moderate income persons that may benefit from CDBG or HOME funded projects and services.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

According to 2014 Point in Time Count (PIC), the Midlands is home to roughly 24% or nearly a quarter of the entire State of South Carolina's homeless population. To this end, the County of Lexington understands that homelessness is an issue which cannot be ignored. To this end, the County of Lexington's Office of Community Development is an active supporter of local Continuum of Care (CoC) services and is a strong supporter and member of the Midlands Area Consortium for the Homeless (MACH). Moreover, the County has provided general fund and CDBG resources to the Transitions homeless facility in the City of Columbia, where it is estimated that the facility provides housing transitional services and counseling to some 200 Lexington County residents annually. Each year the County allocates hundreds of thousands of dollars through CDBG and HOME funds for the acquisition and rehabilitation and rental of affordable housing (in an effort to increase affordable rental housing units to help aid in the prevention of homelessness). The County is a supporter of Lexington Interfaith Community Services, an agency supported by Lexington's faith based community and an organization which provides food stability programs, rental and utility assistance to Lexington's low-and-moderate income residents. Additionally, the County uses its resources to consistently provide infrastructure and public service(s) to support to Sistercare's transitional shelter for battered women and their children as a strategy for combating homelessness in our community. Finally, the County is home to Christ Central Ministries, a faith based organization which is currently operating three shelters in Lexington, to include a shelter for women and children, veterans, families, adult males, and teenage males. Over the next several years Christ Central Ministries intends to construct cottages to further expand its services as a long term strategy aimed at mitigating homelessness in Lexington in the County of Lexington.

The County acknowledges that the amount of services currently being offered for the special needs populations could benefit from improvements. These include the outreach and education services for children, women, the homeless population, elderly, persons with disabilities (mental, physical, and developmental), persons with addictions requiring supportive

services, and persons with HIV/AIDS and their families. These populations are underserved, particularly in the areas of mental health, alcoholism, and substance abuse. The County funds these types of services where possible, and when additional funds become available. Each year the County of Lexington hosts an open application process, whereby group and organizations providing services to persons with HIV/AIDS or persons with disabilities, seniors or entities providing a myriad of services to low-to-moderate populations may apply for competitive grant funds to service this most vulnerable of populations in our community.

We acknowledge that there is a great deal of work yet to be done, however we are extremely hopeful about the number of organizations that are stepping up to address the unique needs of our low-and-moderate income residents, to include our citizens experiencing the difficulties associated with homelessness.

**Describe Agencies, Groups, Organizations and Others Who Participated In The Process and Describe the Jurisdictions, Consultations with Housing Social Services Agencies and Other Entities.**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Town of Lexington</b>
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Infrastructure Community Facilities
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the Town of Lexington. In addition to entering into an Intergovernmental Funding Agreement with the Town for CDBG and HOME funds, the County regularly meets with grant managers and administrative officials to gain input on how certain projects fit into the Town’s overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>City of West Columbia</b>
	Agency/Group/Organization Type	Other government-Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Infrastructure Community Services Community Facilities
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of West Columbia. In addition to entering into an Intergovernmental Funding Agreement with the Town for CDBG and HOME funds, the County regularly meets with grant managers and administrative officials to gain input on how certain projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
<b>3</b>	<b>Agency/Group/Organization</b>	<b>City of Cayce</b>
	Agency/Group/Organization Type	Other government-Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Infrastructure Community Facilities
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of West Columbia. In addition to entering into an Intergovernmental Funding Agreement with the Town for CDBG and HOME funds, the County regularly meets with grant managers and administrative officials to gain input on how certain projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
<b>4</b>	<b>Agency/Group/Organization</b>	<b>City of Columbia</b>
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Housing Opportunities for Persons With Aids. Market Analysis Anti-poverty strategy Homelessness

	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Lexington County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funding. However, the City of Columbia Community Development Department administers all HOPWA funds for the City of Columbia and Columbia Metropolitan Statistical Area (MSA) which include Calhoun, Fairfield, Kershaw, Lexington, Richland and Saluda Counties. These programs provide housing assistance for income-eligible persons
5	<b>Agency/Group/Organization</b>	<b>Cayce Housing Authority</b>
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Community Facilities
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	The Cayce Housing Authority is the only public housing authority in the County and traditionally assists nearly 100 residents in five different housing communities. The outcome of this consultation area includes better coordination and perhaps an increase in cooperation and a sharing of resources.
6	<b>Agency/Group/Organization</b>	<b>Joint Municipal Water and Sewer Commission</b>

	Agency/Group/Organization Type	Other government-Public Utility
		Economic Development Public Infrastructure Market Analysis Community Facilities
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	The purpose of The Joint Municipal Water and Sewer Commission is to promote and support economic development and to address health, environmental and quality of life in the County by meeting water and wastewater service needs, especially in areas designated as serving those of low-to-moderate income.
<b>7</b>	<b>Agency/Group/Organization</b>	<b>Sistercare Inc.</b>
	Agency/Group/Organization Type	Services Battered Spouses Services Battered Children Services –Education Community Services
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Non-Homeless Special Needs Market Analysis Homeless Strategy Housing Need Assessment Anti-poverty strategy
<b>8</b>	<b>Agency/Group/Organization</b>	<b>Irmo Chapin Recreation Commission</b>
	Agency/Group/Organization Type	Non-governmental Agency-Local Services Children Services Adults Services –Elderly, Seniors Services Persons With Disabilities

	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Non-Homeless Special Needs Anti-poverty strategy Economic Development Community Services
9	<b>Agency/Group/Organization</b>	<b>Community Assistance Provider</b>
	Agency/Group/Organization Type	Non- Profit Community Housing Development Organization
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Non-Homeless Special Needs Market Analysis Housing Need Assessment Ant-Poverty Strategy Lead-based paint Strategy Community Services
10	<b>Agency/Group/Organization</b>	<b>Lexington Interfaith Community Services</b>
	Agency/Group/Organization Type	Non-governmental agency –Local Services Children Services Adults Services Elderly, Seniors Services Persons With Disabilities Community Services
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	LICS – Lexington Interfaith Community Services is a local interfaith social services ministry serving families and individuals struggling to meet their basic needs of food, clothing, and shelter Non-Homeless Special Needs Housing Need Assessment
11	<b>Agency/Group/Organization</b>	<b>Central South Carolina Chapter of the American Red Cross</b>

	Agency/Group/Organization Type	Non-governmental organization (NGO) Disaster/Emergency Relief Services Adults Services Persons With Disabilities
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Market Analysis Housing Need Assessment Ant-Poverty Strategy Community Services
12	<b>Agency/Group/Organization</b>	<b>Lexington School District One</b>
	Agency/Group/Organization Type	Other government-Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Educational needs of LMI Population Community Services
13	<b>Agency/Group/Organization</b>	<b>Lexington County Economic Development</b>
	Agency/Group/Organization Type	Other government-Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Housing Need Assessment Lead-based paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Community Services Community Facilities Infrastructure

<b>14</b>	<b>Agency/Group/Organization</b>	<b>Lexington School District Two</b>
	Agency/Group/Organization Type	Other government-Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Education of County LMI Population(s) Community Services
<b>15</b>	<b>Agency/Group/Organization</b>	<b>Lexington School District Three</b>
	Agency/Group/Organization Type	Other government-Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Education of County LMI Population(s) Community Services
<b>16</b>	<b>Agency/Group/Organization</b>	<b>Lexington School District Four</b>
	Agency/Group/Organization Type	Other government-Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Education of County LMI Population(s) Community Services
<b>17</b>	<b>Agency/Group/Organization</b>	<b>Lexington /Richland School District Five</b>

	Agency/Group/Organization Type	Other government-Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Education of County LMI Population(s) Community Services
18	<b>Agency/Group/Organization</b>	<b>The Babcock Center</b>
	Agency/Group/Organization Type	Non-governmental –Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Babcock Center is a private, non-profit organization that provides loving homes with caring and dedicated staff, vocational training and work opportunities for over 800 people with life-long disabilities.  Community Services Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty strategy Education of County LMI Population(s) Persons with Disabilities
19	<b>Agency/Group/Organization</b>	<b>Midlands Workforce Development Board</b>
	Agency/Group/Organization Type	Other government-Local

	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Economic Development Market Analysis Anti-poverty strategy Job Training Education of County LMI Population(s) Community Services
<b>20</b>	<b>Agency/Group/Organization</b>	<b>Goodwill Industries</b>
	Agency/Group/Organization Type	Non -governmental organization -Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	Goodwill is a private not-for-profit organization committed to helping people become independent through education and training leading to employment. Sometimes these are individuals face specific challenges, such as language barriers, or physical or mental disabilities. Economic Development Market Analysis Anti-poverty strategy Job Training Education of County LMI Population(s) Persons with Disabilities Community Services
<b>21</b>	<b>Agency/Group/Organization</b>	<b>Lexington County Public Library</b>
	Agency/Group/Organization Type	Other government-Local

	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Library System offers basic and advanced computer training workshops to seniors and the County's vulnerable populations. In 2013 the Lexington County Public Library offered more than 30,000 free hours of internet access weekly to our residents.</p> <p>Economic Development Market Analysis Anti-poverty strategy Job Training Education of County LMI Population(s) Community Services</p>
<b>22</b>	<b>Agency/Group/Organization</b>	<b>United Way of The Midlands</b>
	Agency/Group/Organization Type	Other government-Local
	How the Agency/ Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy</p>

**Describe Cooperation and Coordination with Other Public Entities, Including the State and Any Adjacent Units of General Local Government, In the Implementation of the Consolidated Plan (91.215(L))**

The County of Lexington coordinates extensively with public entities and other bodies of government in order to effectively administer our CDBG and HOME programs and in the development and implementation of the Five Year Consolidated Plan. Some of the public entities the County Coordinates with are as follows: The County of Lexington Planning & Zoning Departments , the County Finance Department, the University of South Carolina and Clemson University, the Central Midlands Council of Governments, the Housing Authority of Columbia, the Cayce Housing Authority , the Lexington County Sheriff's Department as well as the County's fourteen (14) municipalities fourteen to include the communities of Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia. The County also sought additional consultation from Lexington Interfaith Community Services (LICS) which annually provides food, referrals, utility assistance, lodging and clothing to nearly 21,000 Lexington residents of low-and-moderate income annually.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

#### **CITIZEN PARTICIPATION PLAN**

##### **I. PURPOSE**

Citizen participation includes actively encouraging citizens, particularly the low and moderate income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plans, the submission of substantial amendments and the development of the Consolidated Annual Performance Evaluation Report (CAPER).

##### **II. PUBLIC MEETINGS AND HEARINGS**

All notices of public meetings will be published in local newspapers (i.e. *The Lexington Chronicle*, or equivalent) at least fourteen (14) days prior to the public meeting. Notices will also be posted electronically on the County of Lexington website at <http://www.lex-co.sc.gov/Pages/default.aspx>. All public meetings will be held at times and in locations convenient to residents, particularly those who are potential or actual beneficiaries. Meetings will be held at a variety of times to provide maximum flexibility for an array of citizen schedules. Attention will be given to ensure meeting times increase the probability of maximum citizen participation. Meetings will not be scheduled on Sundays.

##### **III. NEEDS ASSESSMENT PUBLIC MEETING**

Prior to the development of the Consolidated Plan and the Annual Action Plan, the community development needs will be assessed in detail, particularly those of low and moderate income residents. The assessment process will be conducted through a Community Development Needs Assessment Public Meeting. Lexington County will hold no less than two (2) needs assessment public meeting as part of the planning process for the five-year Consolidated Plan and the Annual Action Plan. The Needs Assessment Public Meeting will address the amount of available funding for CDBG and any other related federal or state funding. The hearing will also address the range of activities that may be undertaken with such funds, particularly in relation to identified community needs.

#### **IV. PUBLIC COMMENT PERIOD**

A public comment period is required prior to submitting the five-year Consolidated Plan, Annual Action Plan, the CAPER and any substantial change to the Consolidated Plan or the Annual Action Plan. The public will have 30 days after publication to provide written comments to the County of Lexington Office of Community Development regarding the five year consolidated Plan. The public will have 15 days after publication to provide written comments regarding the Annual Action Plan, the CAPER, and any substantial change to the Consolidated Plan or Action. The publication in local newspapers shall include the purpose of the Action/Consolidated Plan, and shall include a list of locations where copies of the plan in its entirety may be reviewed. Additionally, drafts and final copies of the five year Consolidated Plan, Annual Action Plan, and CAPER shall be made available online and at the main branch of the Lexington County Public Library. The County will respond to all written correspondence received.

**\*Note: Full citizen participation plan on file at the Lexington County Office of Community Development and also <http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/default.aspx> available at [www.horrycounty.org](http://www.horrycounty.org).**

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	URL (if applicable)
1	Internet outreach	Non-targeted/broad community	There was a good response for the online needs survey, which was hosted on the County's website, advertised and made available to the community from January 31, 2015 –March 30, 2015. More than 152 English speaking citizens went online to take the survey and provide input on the housing, economic development, public infrastructure, and public service needs of the County.	The survey was ordinal and asked participants to rank issues of housing, infrastructure, neighborhood services, community services businesses and jobs, community facilities, and special needs in order of high to low priority. The respondents ranked affordable senior housing, home improvement programs, street alley improvements, drainage improvements, the cleanup of abandoned lots and buildings, youth services, mental health services, job creation, youth services and services for abused and neglected as high priorities.	<a href="https://www.surveymonkey.com/r/LexingtonCountySurvey">https://www.surveymonkey.com/r/LexingtonCountySurvey</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	URL (if applicable)
2	Public Meeting January 31 2015 Gaston Library Gaston, South Carolina 10:00am	Minorities Persons with Disabilities  Non-targeted/broad community	In an effort to insure the greatest level of public participation, the County held a series of five public meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was published in several local community newspapers and advertised in the public libraries, through subrecipients, local churches, and the County's website. Notifications were also sent to local agencies, non-profit organizations, subrecipients, and in some cases verbal and written invitations were made. Meetings were held at times and locations convenient for county citizens.	The meeting produced a robust and dynamic conversation about the needs of County of Lexington across a variety of service areas to include housing, social services, transportation, economic development, and education. During the January, 31, 2015 meeting approximately four (4) citizens participated in the public input meeting. One participant spoke about the need for improved water quality and public infrastructure projects. Another participant spoke about the need for housing rehabilitation programs. One participant spoke about the need for transportation services for senior citizens in the Gaston community who were not able to attend critical dialysis and other medical appointments due to a lack of transportation. A 17 year old participant spoke about the need for youth programs, to include programs for homeless youth. Housing rehabilitation was a critical theme.	<a href="http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CD%20BG%20AD.pdf">http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CD%20BG%20AD.pdf</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	URL (if applicable)
3	Public Meeting February 10, 2015 Cayce Library Cayce, South Carolina 6pm	Minorities Persons with Disabilities  Non-targeted/broad community	In an effort to insure the greatest level of public participation, the County held a series of five public meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was published in several local community newspapers and advertised in the public libraries, through subrecipients, local churches, and the County's website. Notifications were also sent to local agencies, non-profit organizations, subrecipients, and in some cases verbal and written invitations were made. Meetings were held at times and locations convenient for county citizens.	<p>During a public input meeting held at the Cayce-West Columbia Branch of the Public Library held on <b>Tuesday, February 10, 2015</b>, County staff surveyed approximately 10 members of the community and documented the following comments:</p> <p>No Public Transportation from rural areas to areas where there are jobs. Lack of Grocery Stores in the West Columbia</p> <p>Economic Development; getting more jobs in West Columbia</p> <p>Concerned about businesses moving out of West Columbia</p> <p>Census Tract Data for the Area</p> <p>Adding additional Parks that are ADA Compliant</p> <p>ADA Compliant Sidewalks</p> <p>Participants expressed</p>	<a href="http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CDBG%20AD.pdf">http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CDBG%20AD.pdf</a>

				concerns about the lack of services for homeless persons migrating from Columbia to West Columbia.	
--	--	--	--	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	URL (if applicable)
4	Public Meeting February 14, 2015 Batesburg Library Batesburg South Carolina 10:00am	Minorities Persons with Disabilities  Non-targeted/broad community	In an effort to insure the greatest level of public participation, the County held a series of five public meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was published in several local community newspapers and advertised in the public libraries, through subrecipients, local churches, and the County's website. Notifications were also sent to local agencies, non-profit organizations, subrecipients, and in some cases verbal and written invitations were made. Meetings were held at times and locations convenient for county citizens.	<p>During a public input meeting held at the Cayce-West Columbia Branch of the Public Library held on <b>Saturday, February 14, 2015</b>, County staff surveyed approximately 4 members of the community and documented the following comments:</p> <p>The need for housing rehabilitation programs in rural areas/communities</p> <p>The lack of social programs for seniors</p> <p>A particular need in the region for job training programs/economic development opportunity</p> <p>The need for positive public service programs for low-and-moderate income youth, especially in lower income neighborhoods of Batesburg-Leesville.</p>	<a href="http://www.lex-co.sc.gov/departments/DeptAH/community%20development/Documents/Grants%20Division%20Updates/CDBG%20OAD.pdf">http://www.lex-co.sc.gov/departments/DeptAH/community development/Documents/Grants%20Division%20Updates/CDBG%20OAD.pdf</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	URL (if applicable)
5	Public Meeting February 17, 2015 Pelion Library Pelion South Carolina 10:00am	Minorities Persons with Disabilities  Non-targeted/broad community	In an effort to insure the greatest level of public participation, the County held a series of five public meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was published in several local community newspapers and advertised in the public libraries, through subrecipients, local churches, and the County's website. Notifications were also sent to local agencies, non-profit organizations, subrecipients, and in some cases verbal and written invitations were made. Meetings were held at times and locations convenient for county citizens.	<p>During a public input meeting held at the Pelion Branch of the Public Library held on <b>Tuesday, February 17, 2015</b>, County staff interacted and surveyed a member of Pelion County Council , a member of library staff, several sheriff's deputies were in attendance , as well as a community member. This meeting produced vigorous dialogue and all were in agreement that in addition to the need for infrastructure and other public facility improvements, there is a dire need for programming for the youth of Pelion as there is no park or recreation facility:</p> <p>The need for additional water and sewer lines to attract economic development and housing.</p> <p>Representatives present expressed the dire need for the recreation commission to work with the County and the Pelion community to establish recreation and STEM programs for middle school and high school students.</p>	<a href="http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CD BG%20AD.pdf">http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CD BG%20AD.pdf</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	URL (if applicable)
6	Public Meeting February 25, 2015 Irmo Library Irmo South Carolina 6:00pm	Minorities Persons with Disabilities  Non-targeted/broad community	In an effort to insure the greatest level of public participation, the County held a series of five public meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was published in several local community newspapers and advertised in the public libraries, through subrecipients, local churches, and the County's website. Notifications were also sent to local agencies, non-profit organizations, subrecipients, and in some cases verbal and written invitations were made. Meetings were held at times and locations convenient for county citizens.	<p>During a public input meeting held at the Pelion Branch of the Public Library held on <b>Wednesday, February 25, 2015</b>, due to the threat of a potential ice and snow event the turnout for this meeting was rather low with roughly four community members participating in this evening meeting. Nonetheless, following are the comments that were expressed by the community members present:</p> <p>The need for business mentoring programs for small business managed by members of the community designated as LMI.</p> <p>The Irmo community is home to large number of older neighborhood and community members expressed the need for down payment assistance programs as well as housing rehabilitation programs that would remediate the impact of suburban decay or flight from some of the older and established neighborhoods.</p>	<a href="http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CDBG%20AD.pdf">http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CDBG%20AD.pdf</a>

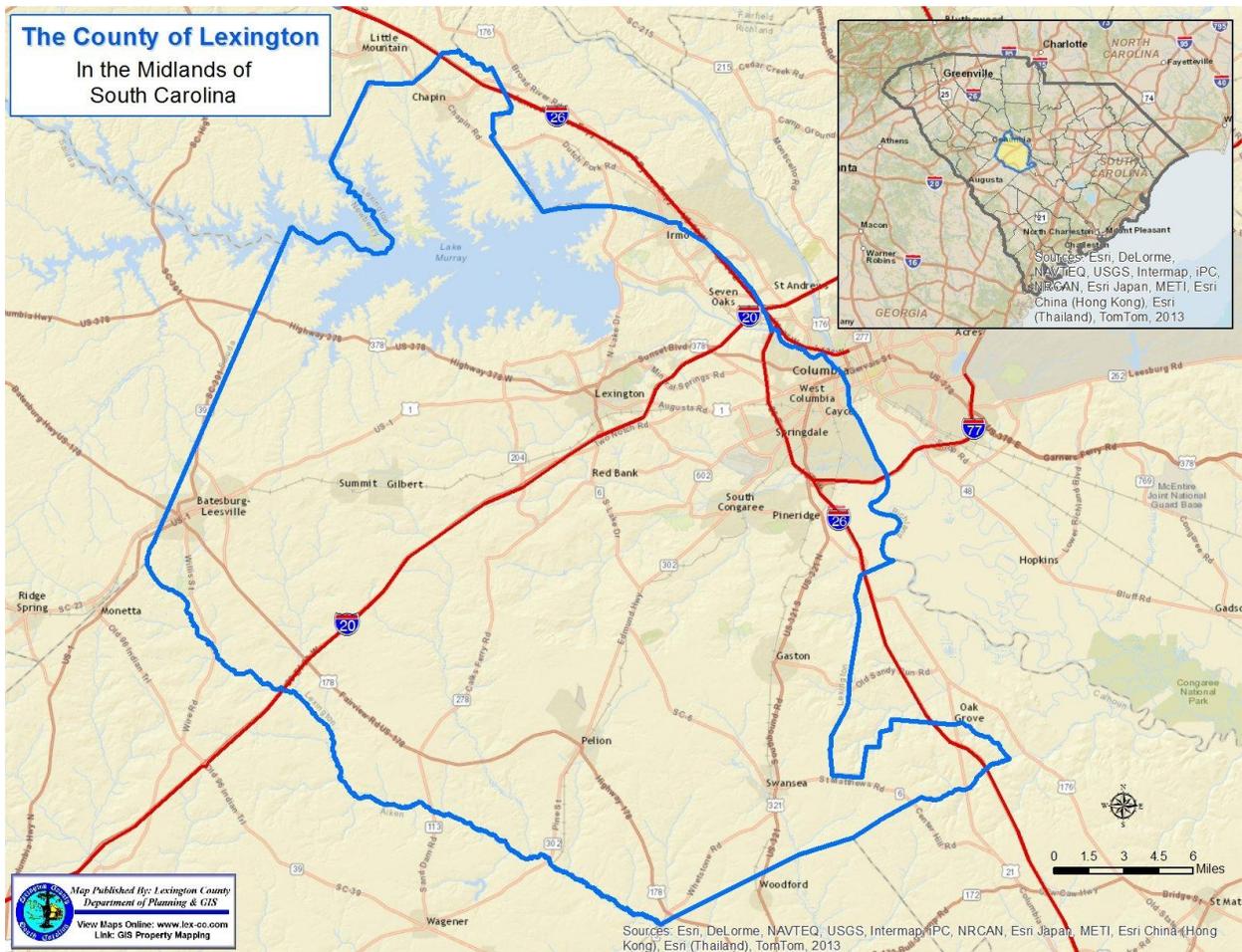
Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	URL (if applicable)
7	Public Meeting February 25, 2015	Non-targeted/broad community	In an effort to insure the greatest level of public participation, the County held a series of five public meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was published in several local community newspapers and advertised in the public libraries, through subrecipients, local churches, and the County's website. Notifications were also sent to local agencies, non-profit organizations, subrecipients, and in some cases verbal and written invitations were made. Meetings were held at times and locations convenient for county citizens.	<p>During a public input meeting held at the Pelion Branch of the Public Library held on <b>Wednesday, February 25, 2015</b>, due to the threat of a potential ice and snow event the turnout for this meeting was rather low with roughly four community members participating in this evening meeting. Nonetheless, following are the comments that were expressed by the community members present:</p> <p>The need for business mentoring programs for small business managed by members of the community designated as LMI.</p> <p>The Irmo community is home to large number of older neighborhood and community members expressed the need for down payment assistance programs as well as housing rehabilitation programs that would remediate the impact of suburban decay or flight from some of the older and established neighborhoods.</p>	<a href="http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CD%20BG%20AD.pdf">http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Documents/Grants%20Division%20Updates/CD%20BG%20AD.pdf</a>

**Table 2 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview



**Map 1: Location Map  
The County of Lexington**

The Needs Assessment Overview assesses the housing needs in the County of Lexington by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems. A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Lexington’s citizens. The main housing problems analyzed are: (a) cost-burdened households (b) substandard housing (c) overcrowding. Furthermore,

these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are minority communities more cost-burdened than majority groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis.

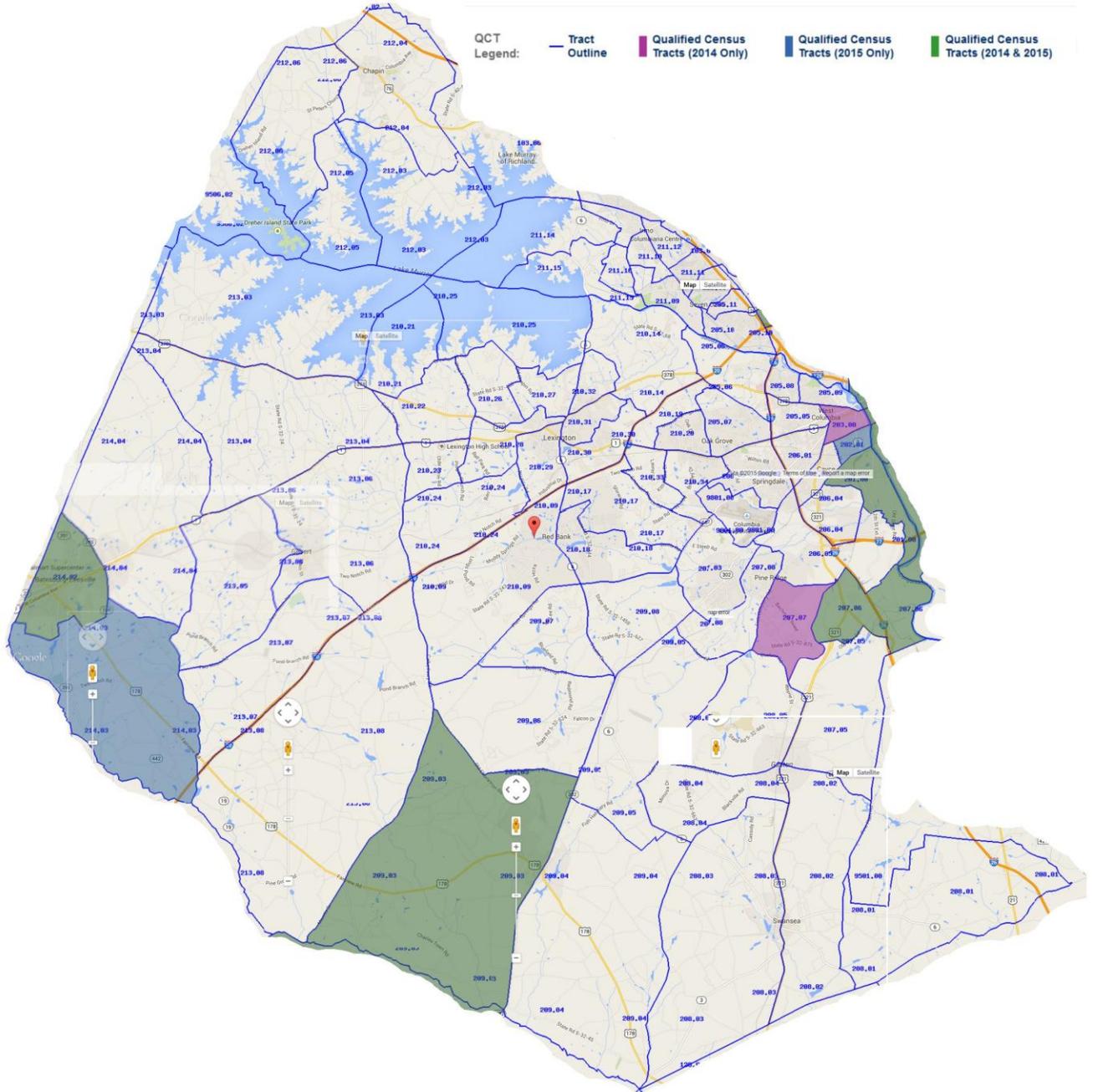
Understanding the magnitude and incidence of housing problems in the County of Lexington is crucial in aiding the County as we set **evidence-based priorities** for our CDBG and HOME programs. The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are analyzed and reviewed and strategic priorities determined based upon community and stakeholder input, data, as well as staff input, and the availability of resources.

#### **LOW-TO-MODERATE INCOME AREAS**

The following map identifies the low-to-moderate income areas (LMA) throughout the County of Lexington. The methodology is based upon 2010 Census data and delineates the County census tracts where 51% of residents have incomes 80% or greater than area median household family incomes (HAMFI). These areas include the County's fourteen municipalities, which include urban, suburban and rural communities.

The LMA map (map 2) indicates that while pockets of low-and-moderate income communities exist throughout the entire County, the greatest concentrations of LMI/LMA areas fall within the County's more urbanized corridors of Irmo, West Columbia, Springdale, and Cayce, however pockets of poverty exist throughout the County and include the communities of Pine Ridge, South Congaree, Swansea, Gaston, Pelion, Summit, Gilbert, the Town of Lexington, and Batesburg-Leesville. The data and map indicate that LMI/LMA areas exist throughout the entire Lexington geographic region.

## Map 2: LMI Map The County of Lexington



Over the past two decades the County of Lexington has experienced steady growth. Moreover, according to the U.S. Census American Community Survey (ACS), between 2000 and 2011 the County experienced a 19% population increase. Additionally, between 2000 and 2011 the total number of households increased some 22% from 85,806 in 2000 to 105,112 by 2011 (2011 ACS).

The County of Lexington has a long history of progressive growth combined with small town charm and urban amenities. It is this diverse and superior quality of life that defines the County of Lexington. We boast amongst the finest schools in the Palmetto State, excellent healthcare, recreational activities, warm weather and diverse housing opportunities. The chart below highlights demographic changes in population, number of households, and income between 2000 and 2011.

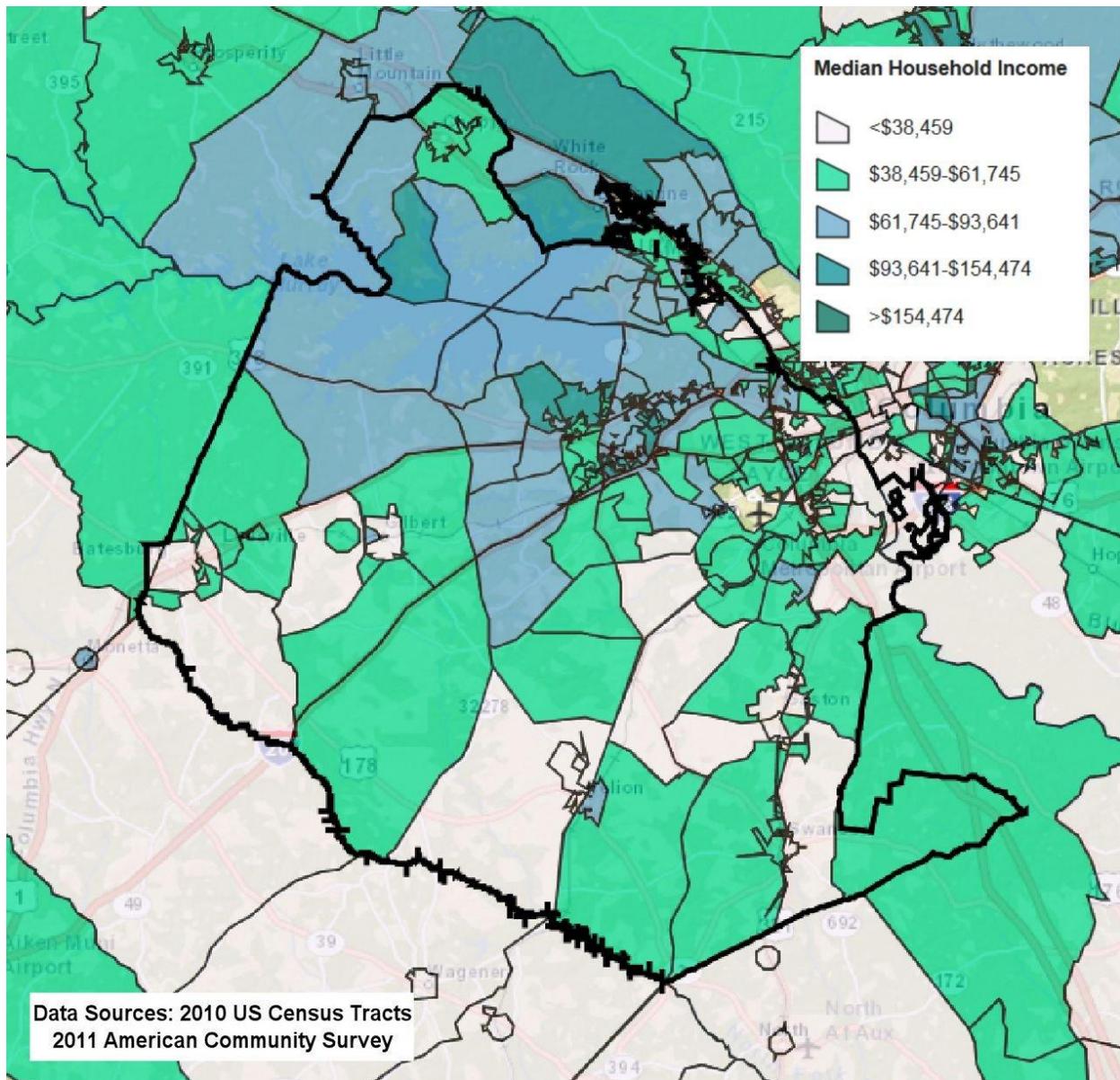
### **NA-10 Housing Needs Assessment - 24 CFR 91.205 (amebic)**

#### **Summary of Housing Needs**

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	223,085	264,613	19%
Households	85,806	105,112	22%
Median Income	\$44,659.00	\$52,857.00	18%

**Table 3 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)



**Map 3: Median Household Income  
The County of Lexington**

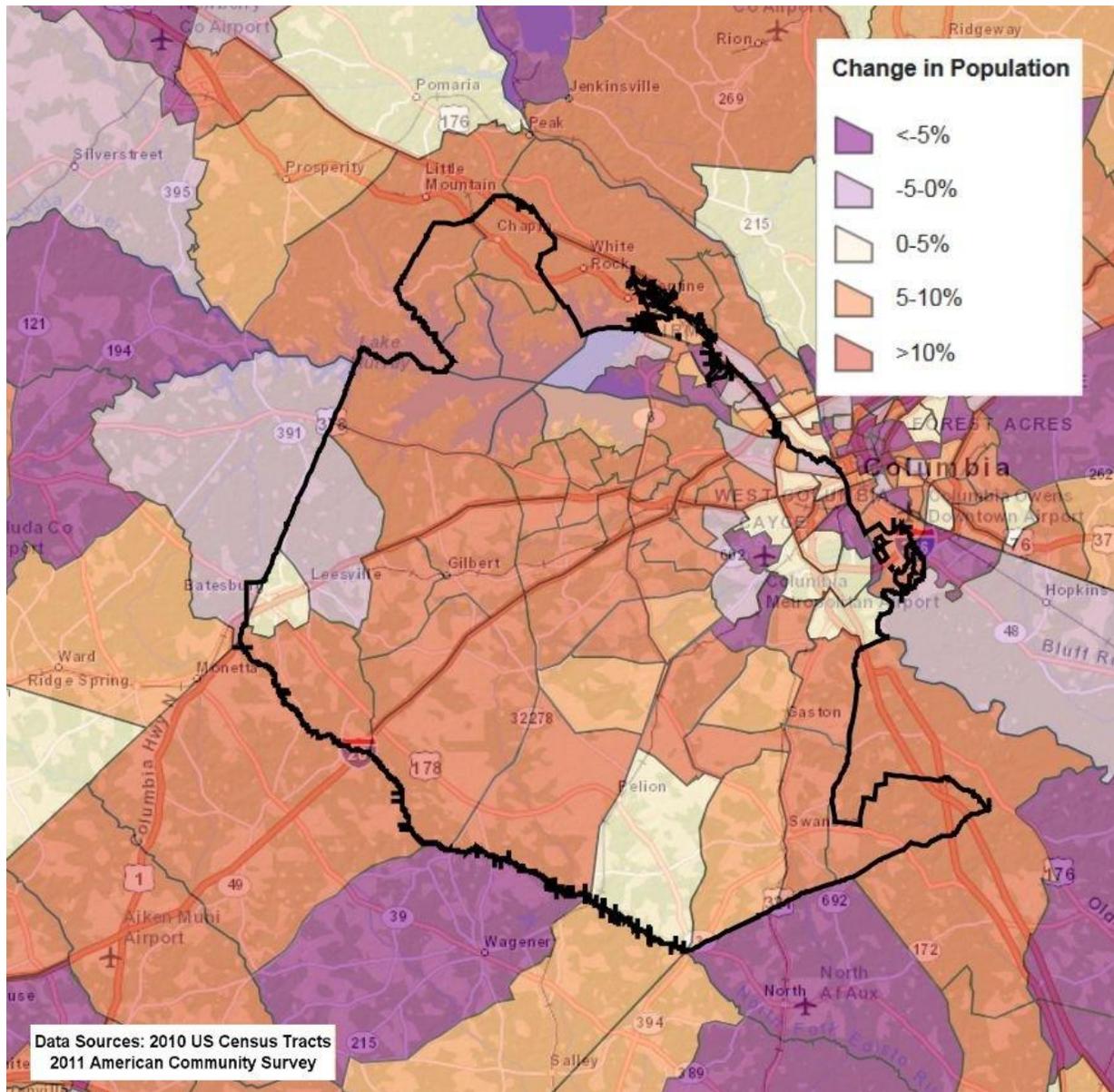
The above map displays median household income levels throughout the County of Lexington. There is a significant amount of, but not a complete overlay between the higher income areas of the County and those areas experiencing population growth. Not surprisingly, the households in close proximity to Lake Murray, and in and around the communities of Chapin represent a disproportionate number of the household above the County’s median household income. This map also indicates that a significant number of the community’s low income households are dispersed throughout the County to include Census tracts and block groups in West Columbia, Cayce, Swansea, Gaston, Pelion, Summit, Gilbert, and Batesburg-Leesville, and the Town of Lexington, just to name a few.

## DEMOGRAPHIC MAPS

This series of map visually display the geographic distribution of demographic trends in the County of Lexington across a few key indicators. Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2011 American Community Survey (2011 ACS).

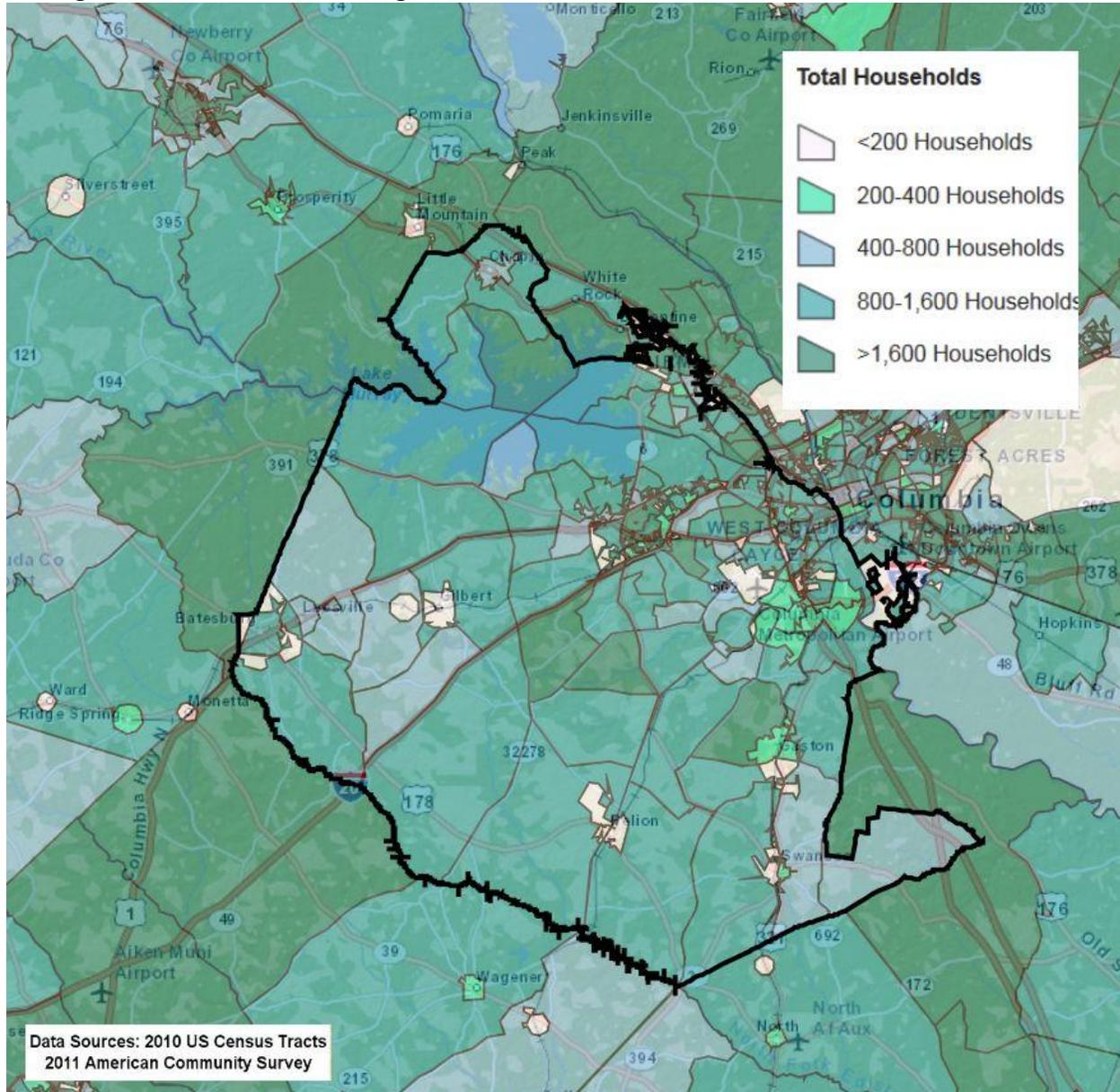
### Population Change

#### COUNTY OF LEXINGTON POPULATION CHANGE, 2000-2010



**Map 4: Population Change Map  
The County of Lexington**

The above map visually displays the distribution of the County’s population growth over the last decade. The dark and light pink shaded areas indicate higher rates of growth in the county, while the purple shaded areas of the map indicate slower growth trends/areas. According to the Census data, the more rural areas of the County in the southwest are less populated but do not reflect a population decline. Not surprisingly, the highest population increases over the past ten years have occurred along the County’s urban corridors of Cayce and West Columbia and in communities adjacent to interstates I-20, I-26, I-77, in addition to corridors in and around state highways 1 and 378 to include the Town of Lexington, and along the corridors leading to Red Bank and Batesburg-Leesville.



**Map 5: Housing Density  
The County of Lexington**

## HOUSING DENSITY

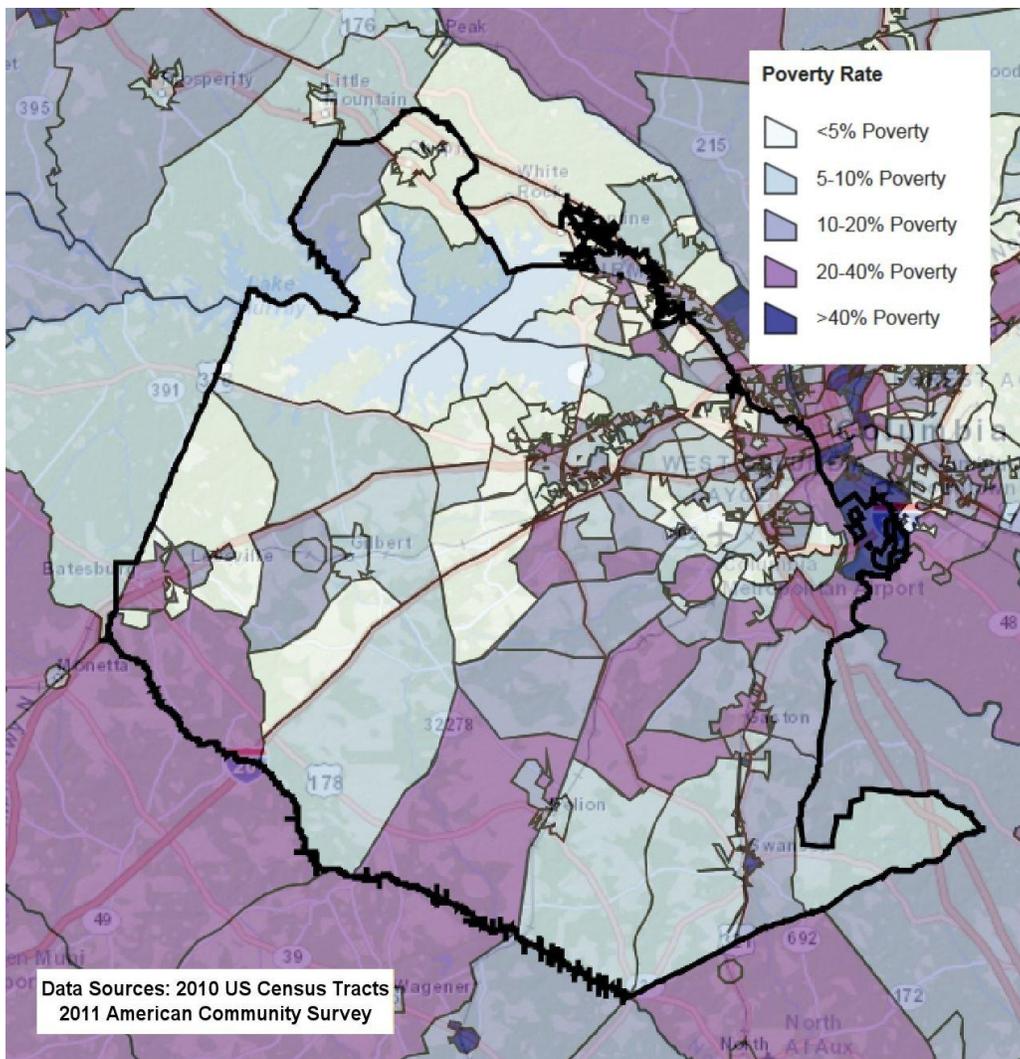
The above map shows the distribution of households in the County of Lexington. Lexington's household densities are highest in the communities closest to our urban corridors and in close proximity to Interstates I-26, I-126, I-20 and I-77 and along highways 378 and 1.

## POVERTY

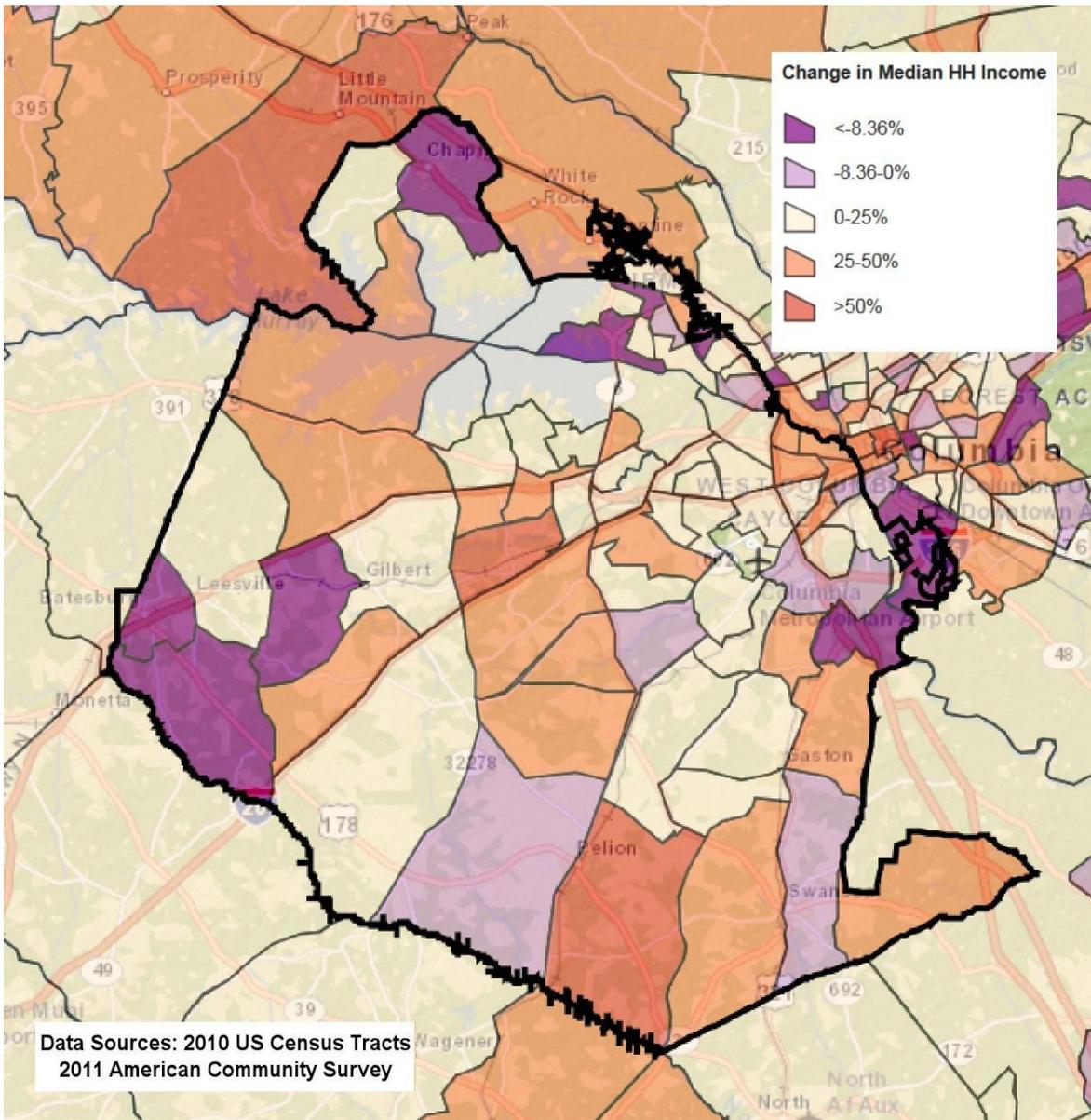
### COUNTY OF LEXINGTON POVERTY RATE

This map indicates that poverty throughout Lexington is somewhat dispersed (countywide) with some of the highest rates of poverty occurring in the County's urban corridors of West Columbia and Cayce (represented in dark purple), and in our more rural communities (represented in light purple).

**Map 6: Poverty Rate Map**  
**The County of Lexington**

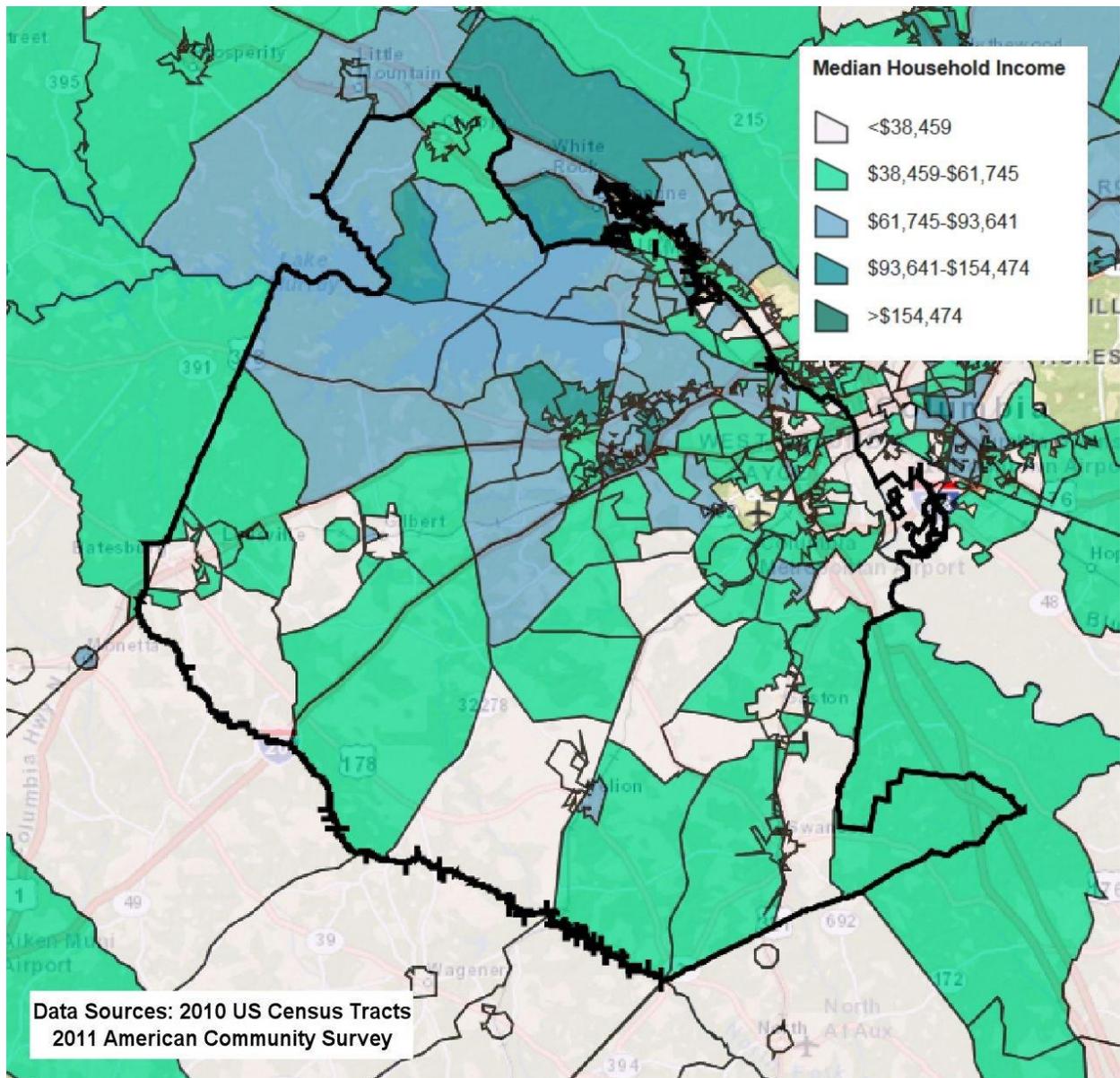


**Map 7: Change in Median Household Income, 2000-2011  
The County of Lexington**



**HOUSEHOLD INCOMES**

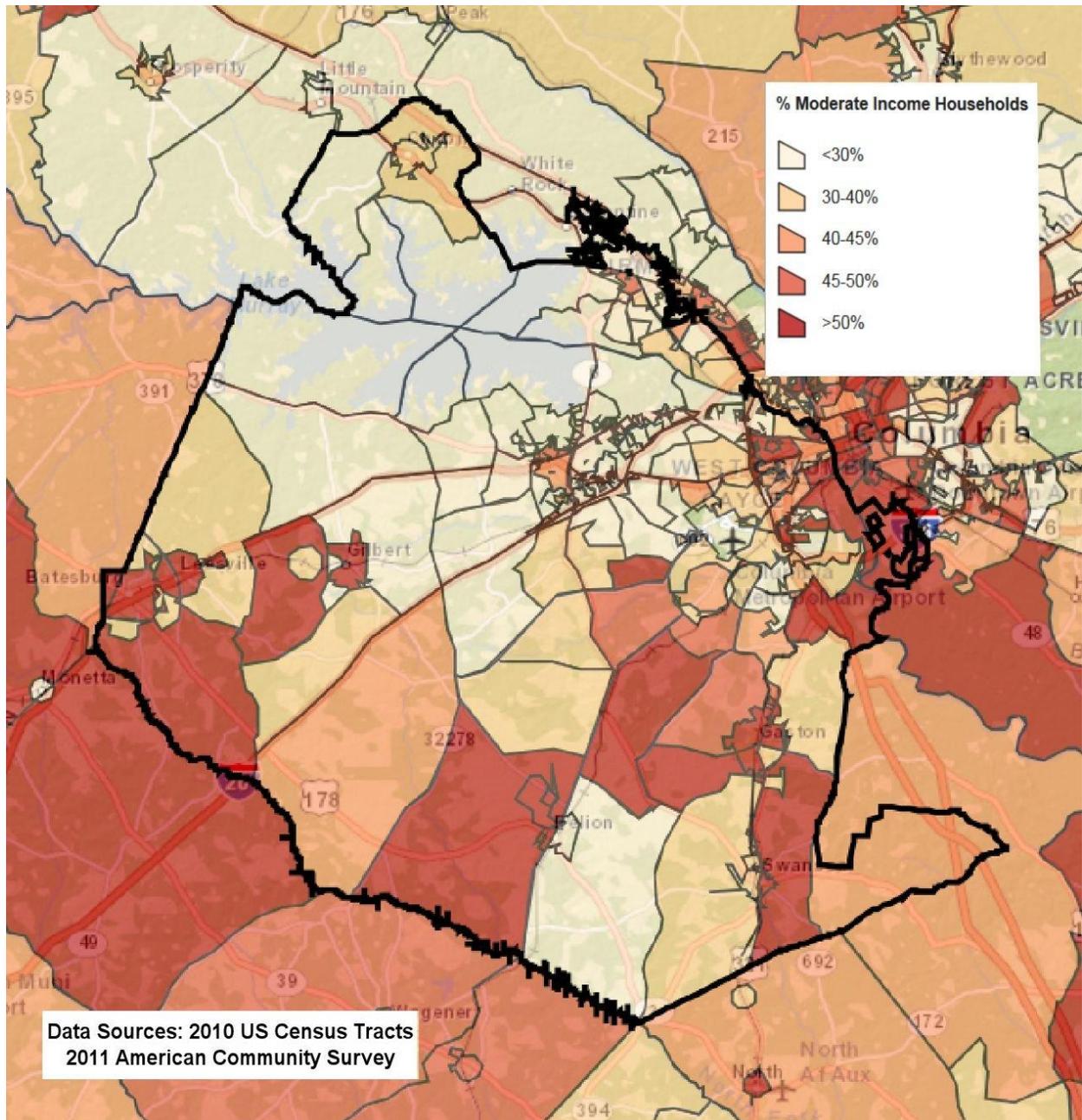
The following maps detail the changes in household income from 2000 -2011 in the County of Lexington.



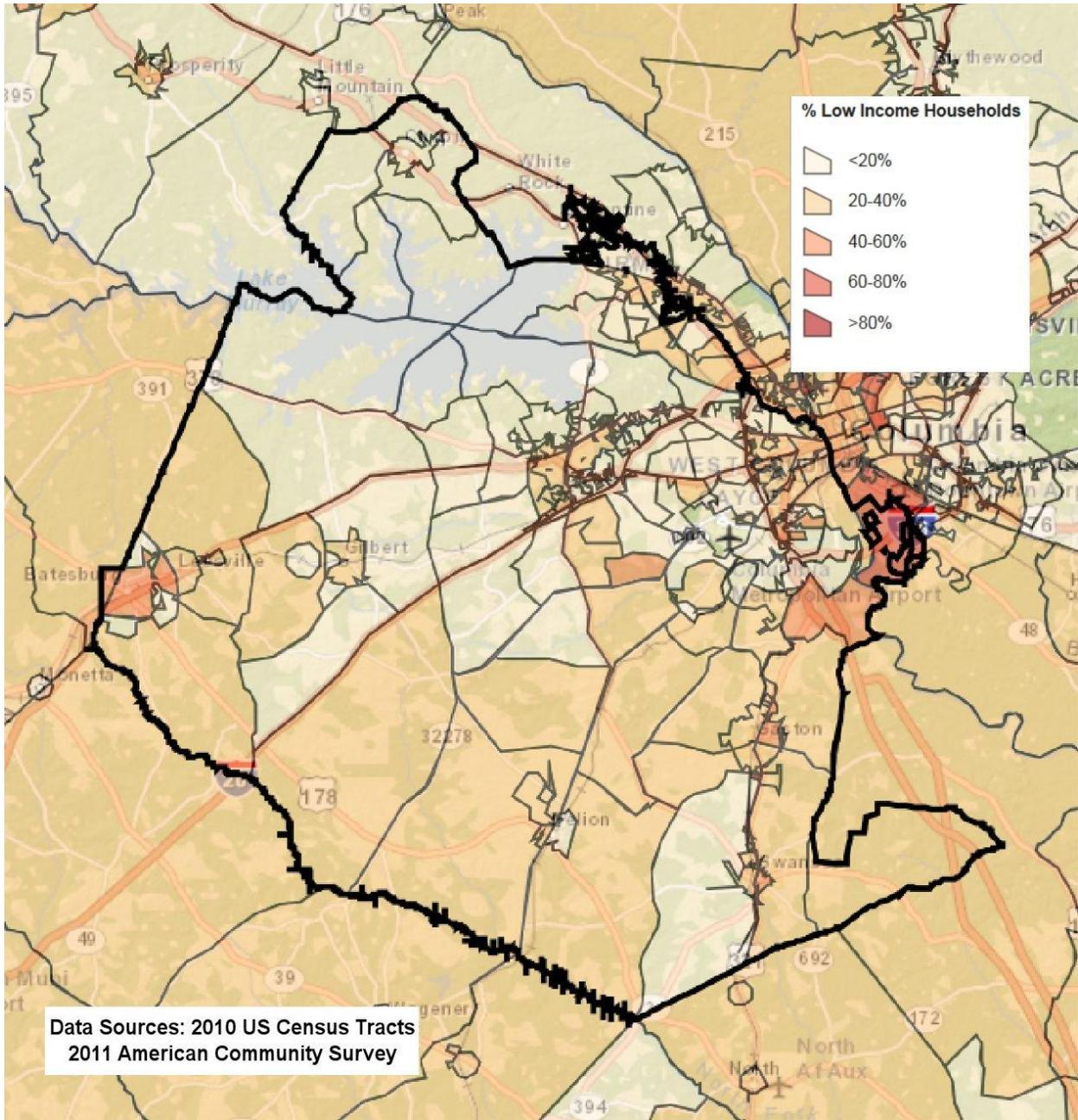
**Map 8: Median Household Income  
The County of Lexington**

Maps 8-12 detail the prevalence of Extremely Low Income, Low Income and Moderate Income households in the County of Lexington. Map 8 indicates that the lowest household incomes may be found in the County’s urbanized corridors as well as in the southeast, west, and southwest portions of the County, while low to moderate income households are virtually distributed evenly throughout the County.

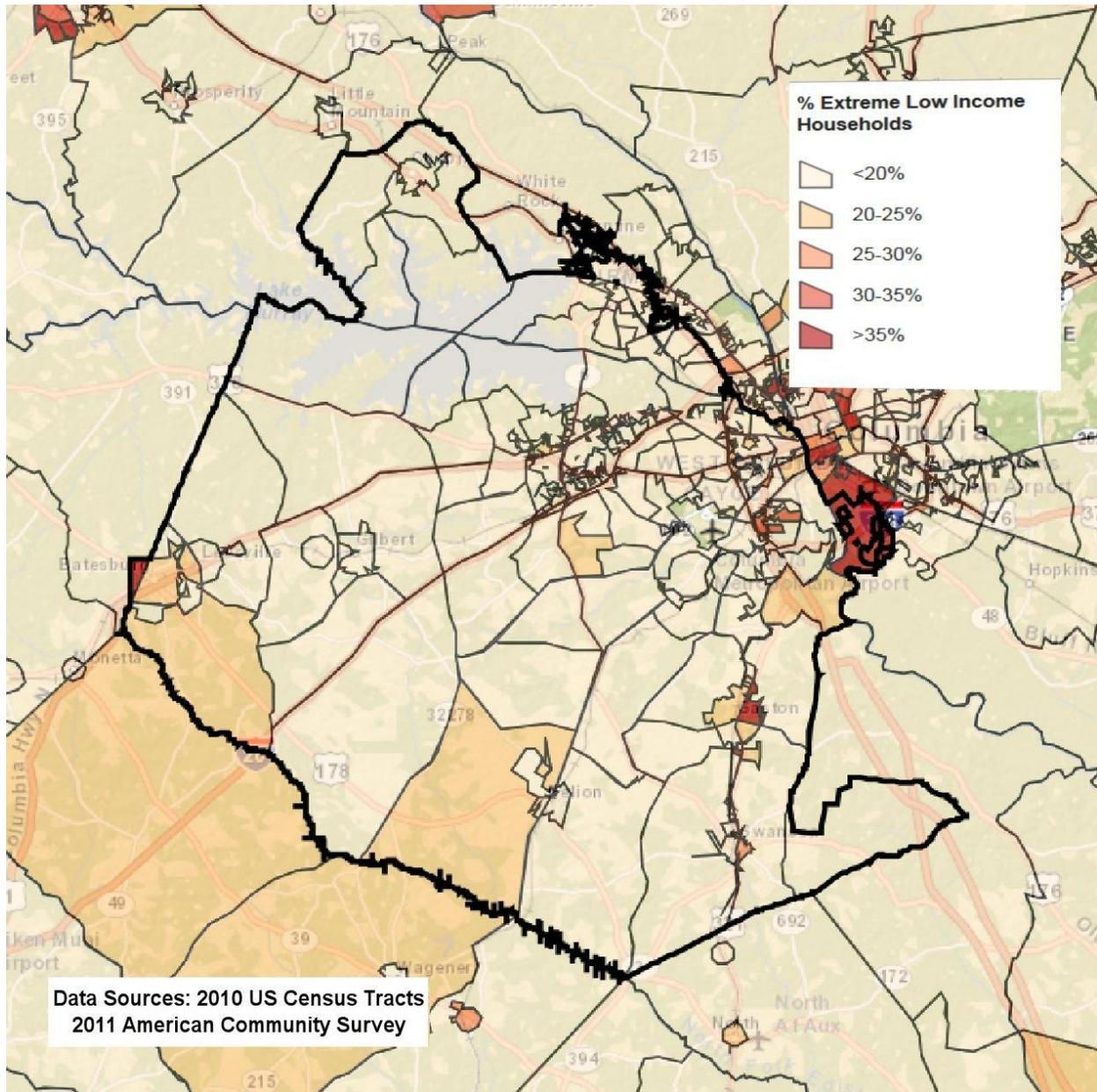
**Map 9: Moderate-to Upper-Income Households  
The County of Lexington**



**Map 10: Low Income Households  
The County of Lexington**



**Map 11: Extremely Low Income Households  
The County of Lexington**



Utilizing Census data, County staff analyzed the needs of households at various income levels throughout the County, which includes extremely low-income, very low-income, low-income, and moderate-to upper-income as defined below:

**Extremely low-income households** are those households earning 30 percent or less of the area median household (adjusted for family size). Based upon 2011 CHAS data this would mean a household earning \$15,857 or less would be deemed an extremely low-income household.

**Very low-income households** are households earning between 31 percent and 50 percent of area median household (adjusted for family size). Based upon 2011 CHAS data this would mean households earning between \$16,385 and 26,428 would be deemed very low-income households.

**Low-income households** are those households earning between 51 and 80 percent of the area median household (adjusted for family size). Based upon 2011 CHAS data this would mean households earning between \$26,819 and \$42,069 low income households.

**Moderate- to upper-income households** are those households earning 81 percent or more of the area median income (adjusted for family size) based upon 2011 CHAS data this would mean households earning \$42,595 or more.

Of the 105,112 County of Lexington households approximately 34,570 of or more than 33 percent of all the households in Lexington County have incomes at or below 80 percent of the area median income of \$52,857.00 (2011 ACS). Moreover, these incomes may be further segmented as follows:

9,290 County of Lexington households have incomes 30 percent or less of the area median income or extremely low incomes (2007-2011 CHAS).

10,450 County of Lexington households have incomes between 31 and 50 percent of the area median income or very low incomes (2007-2011 CHAS).

14,830 County of Lexington households have incomes between 51 and 80 percent of the area median income or low incomes (2007-2011 CHAS).

70,570 County of Lexington households earn 81 percent or more of the area median income and may be designated as moderate to upper income households (2007-2011 CHAS)

**NUMBER OF HOUSEHOLDS TABLE**

This table breaks down family dynamics and income in the County of Lexington using 2011 CHAS data. According to the data, the percentage of large and small families presented within each income bracket is pretty similar, though in absolute terms small families are much more prevalent.

Approximately 36% of small families and .4% of large families made 30% or less than the HUD Adjusted Median Family Income (HAMFI). Approximately 32% of small families and 7% of large families fell within the 30-50% HAMFI range. Finally, approximately 39% of small families and 8 % of large families were in the 80-100% HAMFI range.

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	9,290	10,450	14,830	10,860	59,710
Small Family Households *	3,382	3,369	5,814	4,216	34,294
Large Family Households *	371	728	931	875	3,898
Household contains at least one person 62-74 years of age	1,228	2,099	2,894	1,997	10,887
Household contains at least one person age 75 or older	1,331	1,973	1,524	919	3,510
Households with one or more children 6 years old or younger *	1,806	1,781	2,857	1,638	7,605
* the highest income category for these family types is >80% HAMFI					

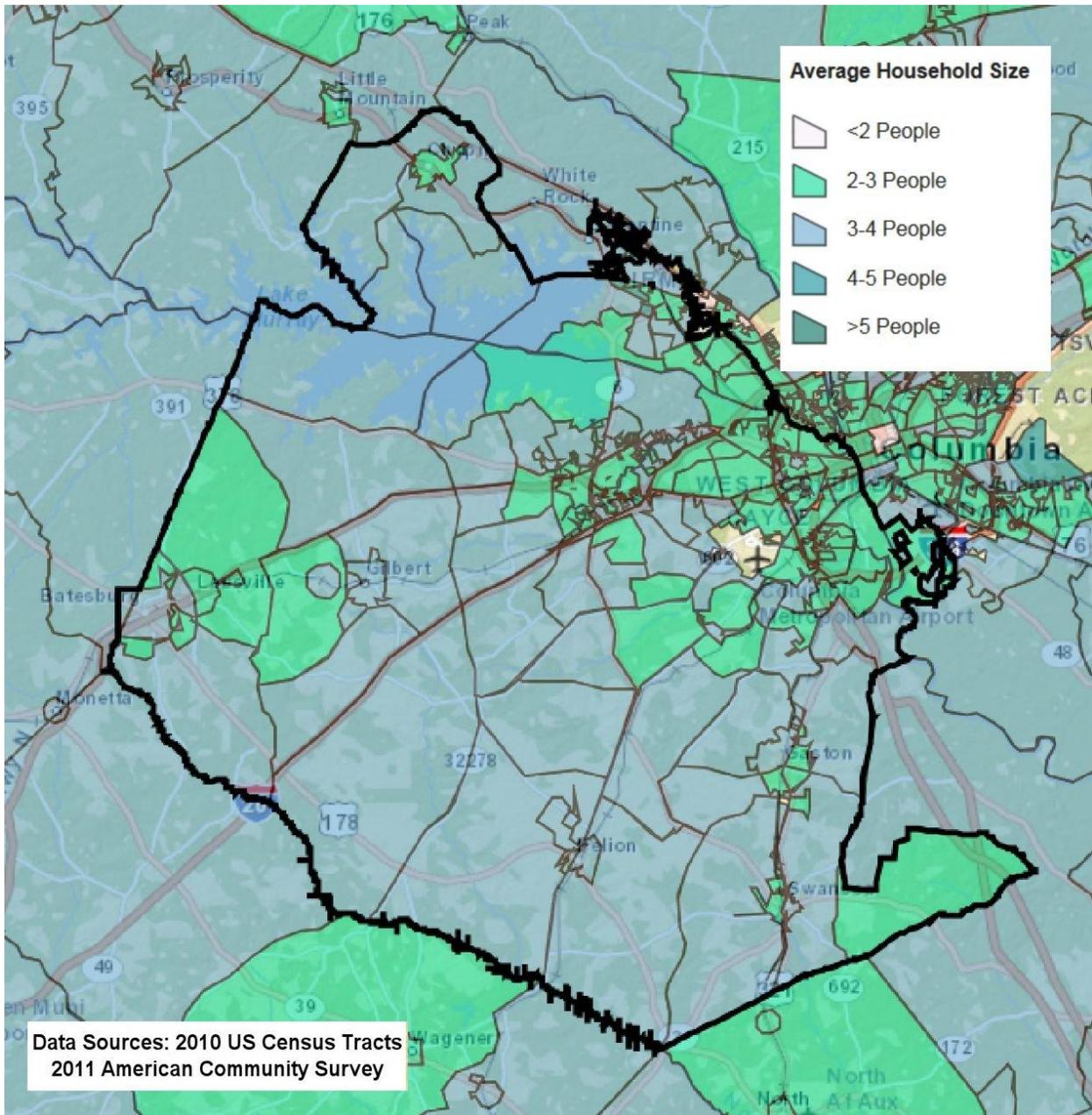
**Table 4 - Total Households Table**

Data Source: 2007-2011 CHAS

## COUNTY OF LEXINGTON AVERAGE HOUSEHOLD SIZE

This map displays the average household size in Lexington County.

**Map 12: Average Household Size**  
The County of Lexington



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	104	140	100	50	394	44	90	55	29	218
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	0	39	95	138	0	15	20	4	39
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	169	118	143	30	460	0	24	109	97	230
Housing cost burden greater than 50% of income (and none of the above problems)	3,322	1,632	188	39	5,181	2,131	1,868	1,109	372	5,480
Housing cost burden greater than 30% of income (and none of the above problems)	225	1,548	2,034	590	4,397	641	1,195	3,012	1,636	6,484
Zero/negative Income (and none of the above problems)	580	0	0	0	580	514	0	0	0	514

**Table 5 – Housing Problems Table**

Data Source: 2007-2011 CHAS

The above table provides a big-picture overview of housing problems in the County of Lexington. The chart based on 2011 CHAS data provides the numbers of households experiencing each category of housing problem broken down between income ranges and owner/renter status.

For example, looking at the first data cell (top left), the chart indicates that 104 renter households in the County of Lexington were at 30% or below area median income (AMI) and lacked complete plumbing or kitchen facilities (2011 CHAS). Moreover, while overcrowding is an identified issue, according to the survey results, cost-burden is clearly the biggest housing problem in the County of Lexington in terms of sheer numbers with some 34,560 households reportedly paying 30 percent or more of their incomes on housing costs. This figure accounts for 33% of all County households (2011 CHAS).

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,602	1,895	467	209	6,173	2,177	1,998	1,300	504	5,979
Having none of four housing problems	860	2,304	5,003	3,207	11,374	1,562	4,243	8,055	6,914	20,774
Household has negative income, but none of the other housing problems	580	0	0	0	580	514	0	0	0	514

**Table 6 – Housing Problems 2**

Data Source: 2007-2011 CHAS

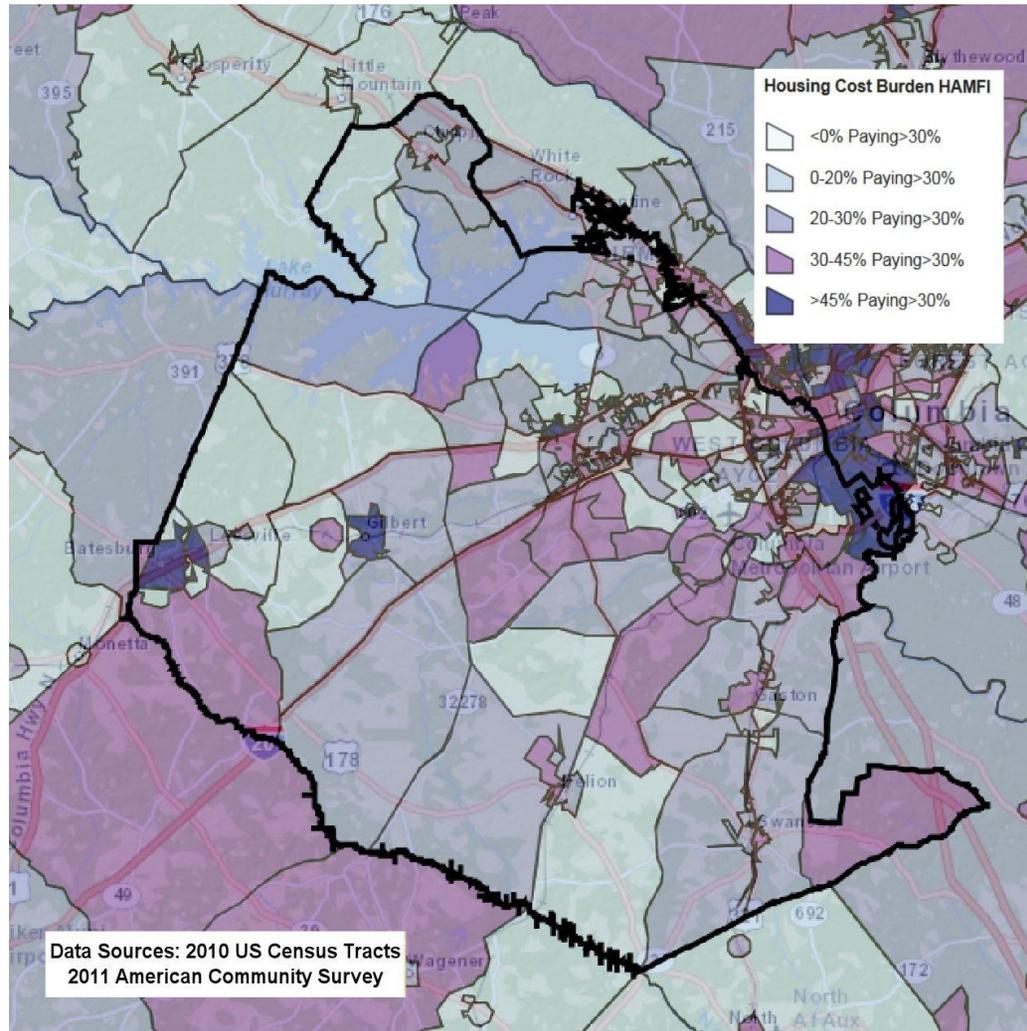
The above table shows households with at least one severe housing problem broken out by income and occupancy. The broad trend in the data is simply the lower the income in a household, the greater presence of severe housing problems.

## COUNTY OF LEXINGTON COST BURDENED HOUSEHOLDS

This map displays the percentage of cost burdened households in the County

### Map 13: COST BURDENED HOUSEHOLDS (2011 CHAS)

The County of Lexington



### 3. Cost Burden > 30%

This table displays 2011 CHAS data on cost-burdened households in the County. HUD defines cost burden as a household paying more than 30% of its monthly income on housing costs. At the time of this survey, the CHAS data reveals that a significant number of renters and owners were almost equally cost burdened in terms of total households – with 14,711 renters and 19,849 owners paying more than 30% of their incomes on housing. There is, though, a significant disparity between elderly renters and owners. 1,259 elderly renters were reported as cost-burdened, whereas 3,454 elderly home owners were reported as cost-burdened. The disparity for elderly homeowners is nearly twice that of elderly renters.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,870	1,424	851	4,145	763	1,124	1,866	3,753
Large Related	203	302	138	643	108	257	186	551
Elderly	385	611	263	1,259	1,094	1,265	1,095	3,454
Other	1,342	1,032	1,129	3,503	830	492	994	2,316
Total need by income	3,800	3,369	2,381	9,550	2,795	3,138	4,141	10,074

### Housing Cost Burden

**Table 7 – Cost Burden > 30%**

Data Source: 2007-2011 CHAS

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,826	712	89	2,627	700	856	383	1,939
Large Related	203	129	0	332	85	78	23	186

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	355	347	69	771	686	590	283	1,559
Other	1,182	499	85	1,766	653	349	424	1,426
Total need by income	3,566	1,687	243	5,496	2,124	1,873	1,113	5,110

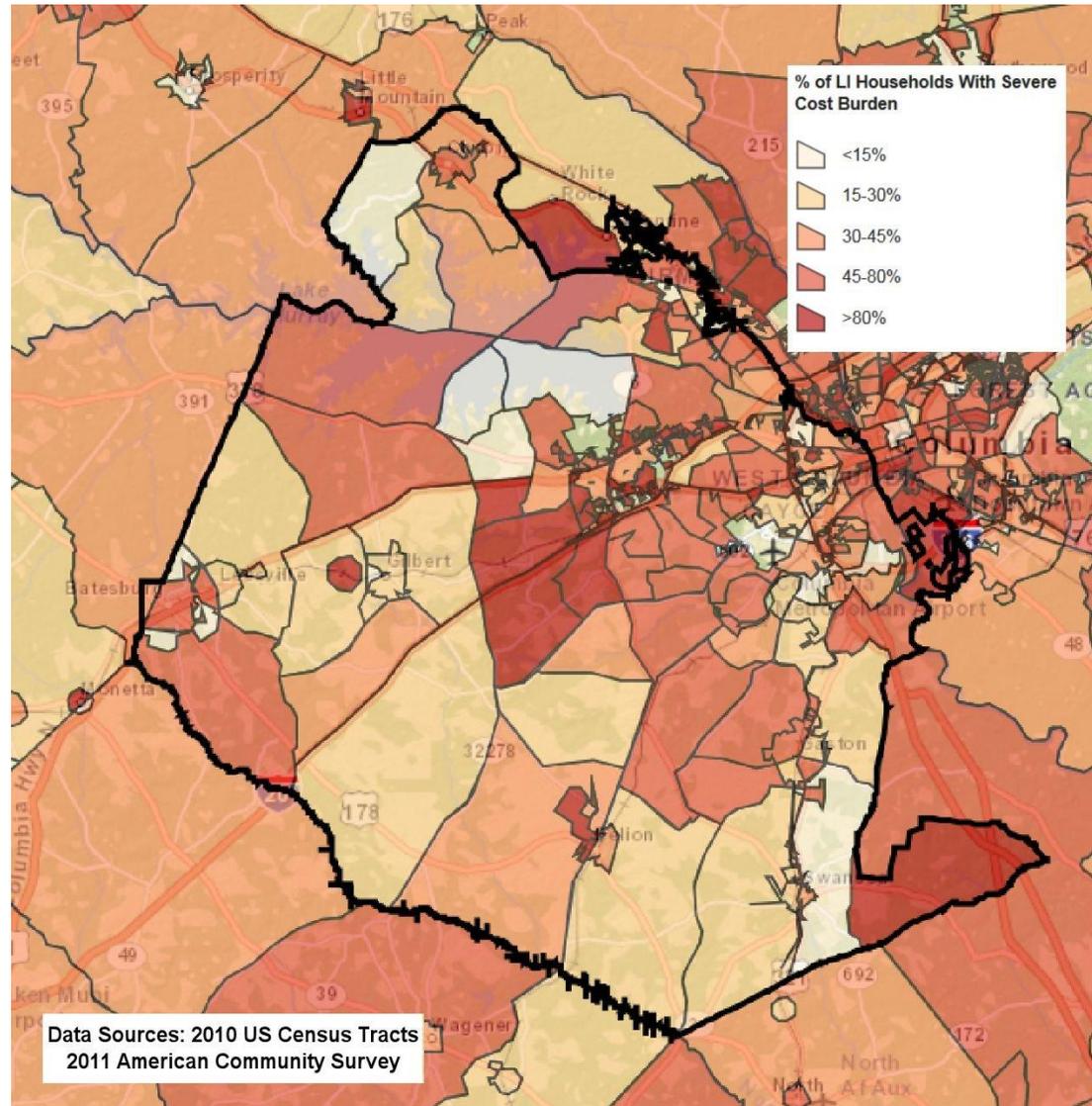
**Table 8 – Cost Burden > 50%**

Data Source: 2007-2011 CHAS

### **SEVERELY BURDENED LOW INCOME HOUSEHOLDS**

The data above highlights the issues associated with the County of Lexington’s severely burdened low income households, which is defined as households burdened with paying more than 50% of their incomes on housing costs. The trends amongst severely burdened low income households in the County reveals that more renters are severely burdened when compared with the numbers of severely burdened homeowners. For example some 5,253 renters are paying 50% or more of their incomes on housing costs in comparison with 3,997 owner households identified as severely burdened (2011 CHAS). It is interesting to note that when analyzing the data, it appears that elderly homeowners are severely cost burdened at a rate nearly twice that of elderly renter households (2011 CHAS).

**Map 14: SEVERELY COST BURDENED LOW HOUSEHOLDS**  
**The County of Lexington**



5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	173	88	163	85	509	0	39	119	96	254
Multiple, unrelated family households	0	55	19	45	119	0	0	10	20	30
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	173	143	182	130	628	0	39	129	116	284

Table 9 – Crowding Information – 1/2

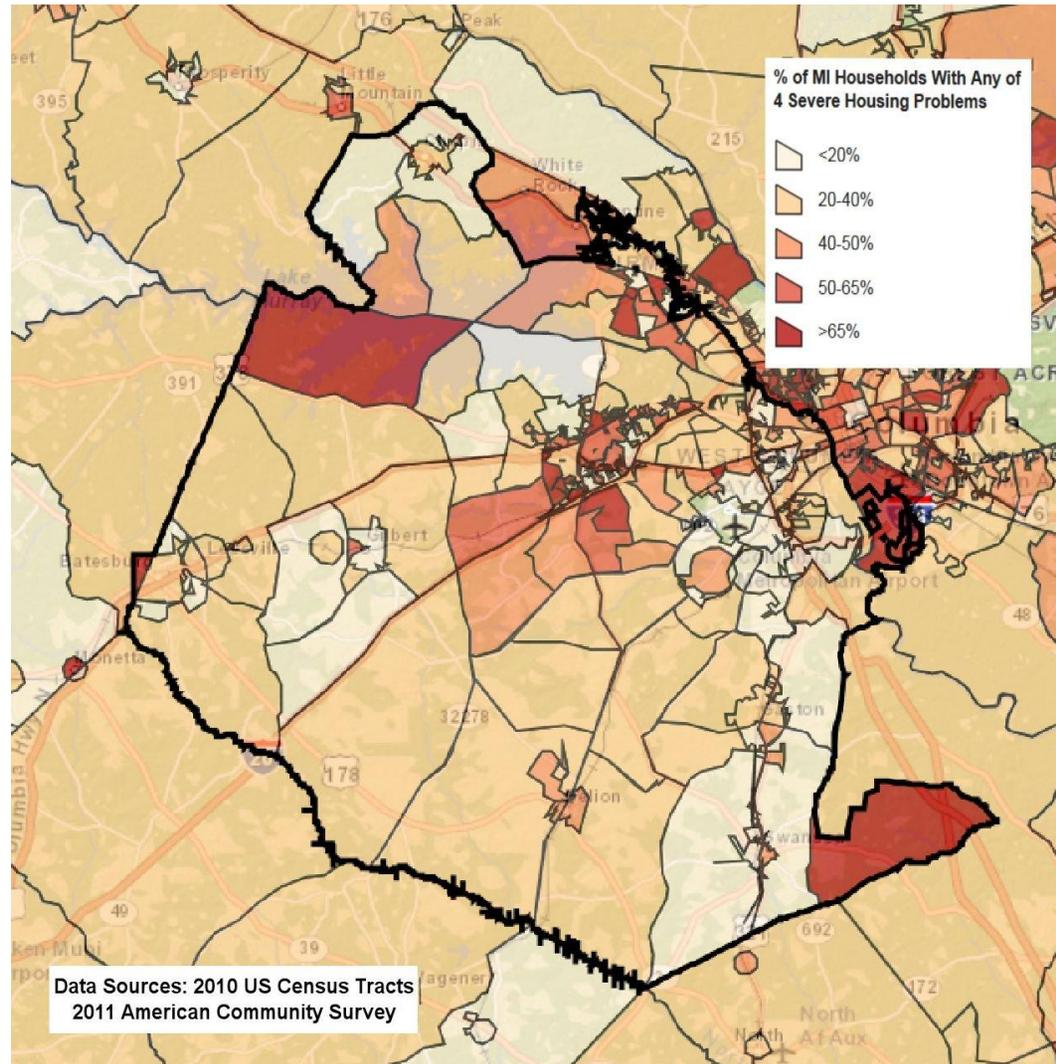
Data Source: 2007-2011 CHAS

Overcrowding is defined as having more than one person per room in a household. According to Census data, renters are overwhelmingly more likely to live in an overcrowded household when compared with homeowners. According to the data, 80% of renters face issues of overcrowding.

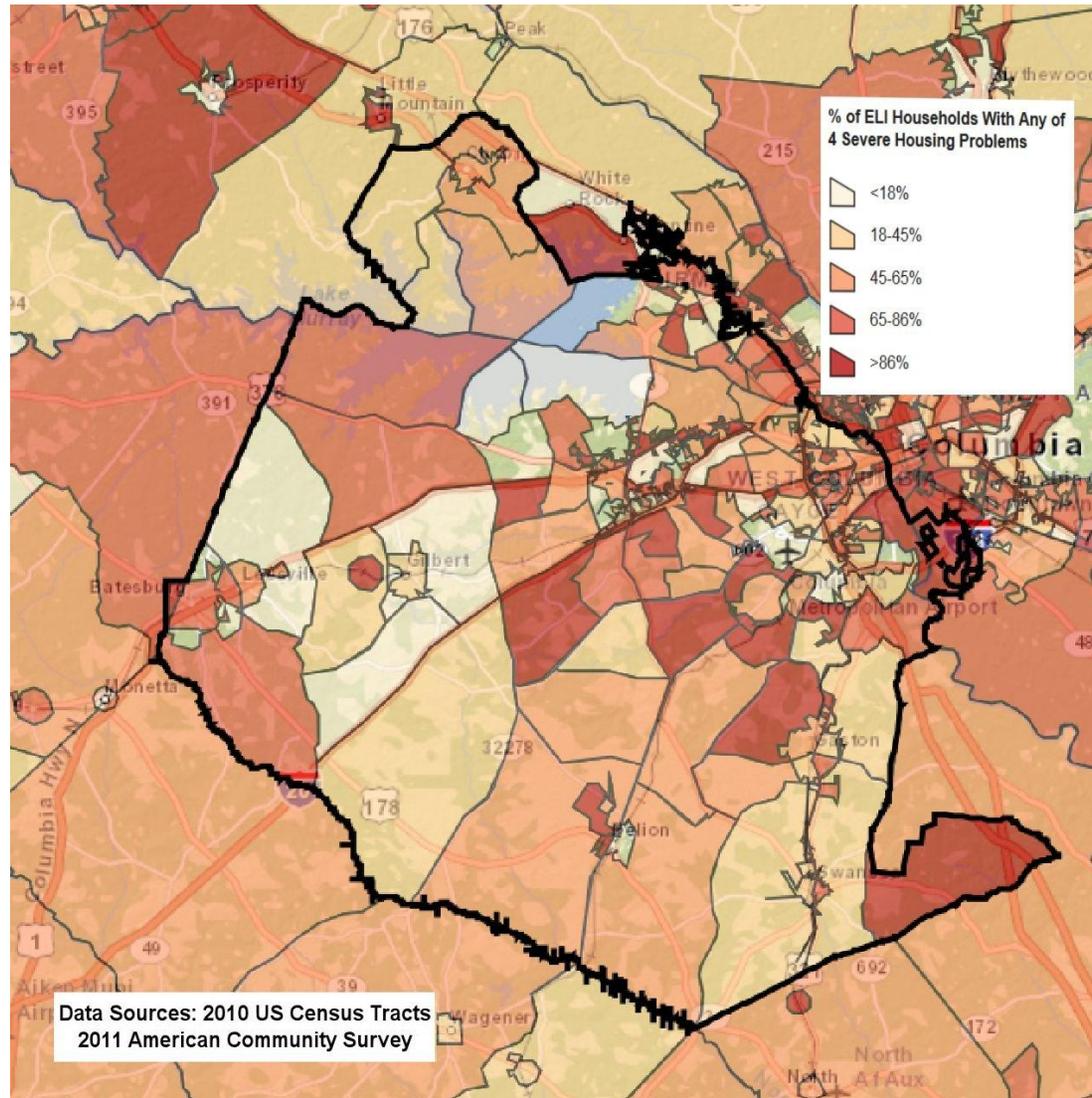
**WHAT ARE THE MOST COMMON HOUSING PROBLEMS?**

Affordability is by far the largest housing problem in the County of Lexington. The most recent Census estimates indicates that a total of 34,560 households are paying 30% or more of their incomes on housing cost, this is approximately 33% of households in the County (2011 CHAS).

**Map 15: Percentage of Households with Any of 4 Severe Housing Problems  
The County of Lexington**



**Map 16: Percentage of Extremely Low Income Households with Any of 4 Severe Housing Problems  
The County of Lexington**



There are reportedly 6,967 units of substandard housing in the County (2011 CHAS) - defined as either lacking complete plumbing or complete kitchen facilities. Of the substandard units in the County, 218 housing units were reported as lacking complete plumbing facilities and kitchen facilities (2011 CHAS). While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having 218 households living without adequate, basic facilities is a problem that needs to be addressed. Furthermore, there is reason to conclude the problem of substandard housing, when looked at from a broader view, is much more pervasive.

As indicated below in the Market Analysis, older homes comprise a large percentage of the overall housing units in the County. And to this end there are a litany of problems associated with older housing stock -including energy inefficiency and deferred maintenance issues – and these problems have a greater impact on low-and-moderate income populations. The prevalence of dilapidated homes in need of rehabilitation is confirmed by windshield surveys conducted by the County of Lexington’s Community Development Department in consultation with a number of housing organizations to include Community Assistance Provider (CAP), as well as the Cayce Housing Authority. Recent Census figures estimate that there are 918 overcrowded households in the County as reported by the Census (2011 CHAS) County staff believes that this may in fact be a gross underreporting of the numbers of households dealing with issues of overcrowding.

**ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?**

The 2011 CHAS data, while yielding different totals than the recent Census, provides a more nuanced view into which segments of the population experience housing problems. In general, lower income households were more likely to experience housing problems across the board. The extremely low-income income range is statistically more likely to have at least one problem when compared with other income ranges, though not by a huge margin. Furthermore, the data indicates that renters and owners, extremely low-income (30% AMI and below) households show a greater existence of severe housing problems. Extremely low-income renters were reported to have at least one severe housing problem. Furthermore, 3,120 extremely low-income homeowners reported having at least one severe housing problem (2011 CHAS). Furthermore, renters are much more likely to live in overcrowded conditions.

**DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR**

**BECOMING UNSHELTERED 91.205(C)/91.305(C)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE**

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 is 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 (2014 MACH data)

**IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES:**

NA

**SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS**

Alcohol and drug abuse, domestic violence, and mental illness are common problems among the adult homeless populations. 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 (2014 MACH).

## **NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b) (2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **INTRODUCTION**

This section compares the existence of housing problems amongst racial groups against that as the jurisdiction as whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole. This table looks at housing problems amongst different racial populations in the 0-30% AMI range. According to 2011 CHAS data, County residents in the 0%-30% of area median income with one or more housing problems account for about 6% of the total household population. Whites accounted for 63% of households with at least one or more of four housing problem in this cohort, whereas 31% of black households were reported as being in the 0-30% AMI range and living with at least one housing problem, while Census data reports that 4% of Hispanics at 0-30percent of AMI reported having at least one or more of four housing problems, White's account for 63% of the population, Blacks/African Americans account for 31%, while Hispanics accounted for less than one percent of households between 0%-30% of Area Median Income and having one or more of four housing problems. According to Census data, Whites account for nearly 81% of the total Lexington County population, with Blacks or African Americans accounting for just 15.1% of the total population, therefore one could state that Blacks or Africans at 0%-30% in the County of Lexington experience a disproportionate burden when it comes to having one or more of four housing problems.

This table looks at housing problems amongst different racial populations in the 0-30% AMI range. From a racial breakdown, Whites account for 63% of the 0%-30% households with at least one of four housing problems, while the County’s African American/Black households at 0%-30% of AMI accounted for 31% of households having at least one of four housing problems. Asians households in the County accounted for less than 1 percent of 0%-30% of AMI households having at least one of four housing problems at .007%. American Indian/Alaska Native households accounted for .003% of County households in the 0%-30% AMI range of households experiencing one of four or more housing problems, while Hispanic Households in the 0%-30% AMI range that experienced at least one of four or more housing problems accounted for 4% of County households included in this AMI bracket (2011 CHAS)

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	6,967	1,575	987
White	4,415	1,184	808
Black / African American	2,148	350	140
Asian	54	0	0
American Indian, Alaska Native	25	0	4
Pacific Islander	0	0	0
Hispanic	282	40	4

**Table 10 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

This table looks at housing problems amongst different racial populations in the 30-50% AMI range. Whites accounted for 69% of households with at least one of four or more housing problem in this income bracket. 22% of black households in the 30-50% AMI range were living with at least one or more of four housing problem. 6% of Hispanics within the 30-50% of AMI had at least one or

more of four housing problem (2011 CHAS). When analyzing this data, while Blacks/African Americans account for just 15% of the County population, there was a slight disproportionate housing impact when it came to the County’s Blacks/African Americans at 30%-50% of Area Median Income being affected by one or more of four housing problems.

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,559	4,313	0
White	4,552	3,319	0
Black / African American	1,472	738	0
Asian	34	30	0
American Indian, Alaska Native	29	0	0
Pacific Islander	0	0	0
Hispanic	445	165	0

**Table 11 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

The table below looks at housing problems amongst different racial populations in the 50-80% AMI range. Whites accounted for 79% of households with at least one housing problem in this income bracket. 14% of black households in the 50-80% AMI range were living with at least one housing problem. 5% of Hispanics making 50-80% of AMI had at least one housing problem.

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,171	10,665	0
White	4,341	8,005	0
Black / African American	1,421	1,914	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	163	79	0
American Indian, Alaska Native	30	34	0
Pacific Islander	0	0	0
Hispanic	138	535	0

**Table 12 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

This table looks at housing problems amongst different racial populations in the 80-100% AMI range. Whites accounted for 78% of households with at least one housing problem in this income bracket. 16% of black households in the 80-100% AMI range were living with at least one housing problem. 2.5% of Hispanics making 80-100% of AMI had at least one housing problem (2011 CHAS).

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,397	8,193	0
White	1,868	7,198	0
Black / African American	380	667	0
Asian	50	135	0
American Indian, Alaska Native	15	39	0
Pacific Islander	10	0	0
Hispanic	62	134	0

**Table 13 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of severe housing problems amongst racial groups against that as the jurisdiction as whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. This table looks at severe housing problems amongst different racial populations in the 0-30% AMI range. Whites accounted for 60% of households with at least one severe housing problem within this income bracket (2011 CHAS) 34% of black households in the 0-30% AMI range were living with at least one severe housing problem. 4.4% of Hispanics making 0-30% of AMI had at least one severe housing problem.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,828	2,708	987
White	3,497	2,103	808
Black / African American	1,958	535	140
Asian	44	10	0
American Indian, Alaska Native	25	0	4
Pacific Islander	0	0	0
Hispanic	254	68	4

Table 14 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50% This table looks at severe housing problems amongst different racial populations in the 30-50% AMI range. Whites accounted for 81% of households with at least one severe housing problem in this income bracket.

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,844	8,031	0
White	2,298	5,591	0
Black / African American	365	1,844	0
Asian	4	60	0
American Indian, Alaska Native	18	10	0
Pacific Islander	0	0	0
Hispanic	158	455	0

Table 15 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,374	15,458	0
White	1,044	11,282	0
Black / African American	225	3,103	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	44	199	0
American Indian, Alaska Native	0	64	0
Pacific Islander	0	0	0
Hispanic	45	624	0

**Table 16 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	472	10,118	0
White	373	8,693	0
Black / African American	50	998	0
Asian	15	170	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	10	0
Hispanic	18	178	0

**Table 17 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

In evaluating housing needs, the County of Lexington 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 those households earning 30 percent or less of the area median household (adjusted for family size). Based upon 2011 CHAS data this would mean a household earning \$15,857 or less would be deemed an extremely low-income household.

**Very low-income households** are households earning between 31 percent and 50 percent of area median household (adjusted for family size). Based upon 2011 CHAS data this would mean households earning between \$16,385 and 26,428 would be deemed very low-income households.

**Low-income households** are those households earning between 51 and 80 percent of the area median household (adjusted for family size). Based upon 2011 CHAS data this would mean households earning between \$26,819 and \$42,069 low income households.

**Moderate- to upper-income households** are those households earning 81 percent or more of the area median income (adjusted for family size) based upon 2011 CHAS data this would mean households earning \$42,595 or more.

Of the 105,112 County of Lexington households approximately 34,570 of or more than 33 percent of all the households in Lexington County have incomes at or below 80 percent of the area median income of \$52,857.00 (2011ACS). Moreover, these incomes may be further segmented as follows:

9,290 County of Lexington households have incomes 30 percent or less of the area median income or extremely low incomes (2007-2011 CHAS).

10,450 County of Lexington households have incomes between 31 and 50 percent of the area median income or very low incomes (2007-2011 CHAS).

14,830 County of Lexington households have incomes between 51 and 80 percent of the area median income or low incomes (2007-2011 CHAS).

70,570 County of Lexington households earn 81 percent or more of the area median income and may be designated as designated as moderate to upper income households based upon 2007-2011 CHAS data

**Renter Households-** 8% percent of all renter households with incomes at or below 80 percent area median income experience at least one housing problem (2011 CHAS).

**Extremely Low-Income Renters**

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

**Very Low-Income Renters**

Among very low-income renters, a disproportionately high percent of persons living alone experience housing problems. Moreover, 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.

**Owner Households-** 8% percent of all renter households with incomes at or below 80 percent area median income experience at least one housing problem (2011 CHAS).

**Extremely Low-Income Owners**

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

**Very Low-Income Owners**

Among very low-income renters, a disproportionately high percent of persons living alone experience housing Problems. Moreover, 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.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. This section compares the existence of housing cost burden amongst racial groups against that as the jurisdiction as whole in an effort to see if any group(s) share a disproportionate burden of the area's cost housing cost burden. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	72,917	14,858	9,686	1,003
White	62,343	10,535	6,708	824
Black / African American	7,489	3,182	2,402	140
Asian	725	289	129	0
American Indian, Alaska Native	167	79	39	4
Pacific Islander	0	10	0	0
Hispanic	1,571	686	348	4

Table 18 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

**Discussion:**

0%-30%

When analyzing housing cost burden and analyzing the disproportionate greater need from a racial perspective, the housing cost burden statistics presented by the U.S. Census roughly coincide with the demographic distribution and characteristics of the number of Whites, Blacks, Asians, American Indian, Alaska Native, Pacific Islanders and Hispanics that reside in the County. For example, 2011 Census data reveals that the Hispanic population in the County of Lexington is 5.3% similarly according to 2011 CHAS data the percentage of Hispanics households between 0%-30% of AMI account for roughly 4.6% of the housing cost burdened (2011 CHAS data). Similarly, Whites in the County of Lexington account for 68.3% of the total census population with the percentage of White households between 0%-30% AMI accounting for approximately 71% of cost-burdened households.

30%-50%

When analyzing the data of households between 30%-50% of AMI, it does appear that there is a disproportionate impact on Blacks/African Americans households with approximately 21% of Black/African American households in the range experiencing a housing cost burden at a disproportionate rate. Additionally Asians households at 30-50% AMI also experienced a disproportionate housing cost burden.

>50%

Finally, approximately 59% White households at 50% or greater of AMI experienced a housing cost burden, while 25% African American/Black households at 50% or greater of AMI experience a housing cost burden. Moreover, 1% of Asians households, .004% (less than 1%) of American Indian, Alaska Native households in this category reported being housing cost burdened. Finally, 4% of Hispanic families at 50% or greater of AMI reported being housing cost burdened, indicating a disproportionate impact affecting Hispanic families in this bracket.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

2011 CHAS Census data 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 above illustrates that when white households are used as the standard from which disproportion is measured; the following conclusions can be drawn:

That across the board there is a significant number of White, Black/African American, American Indian/Alaska Native, Pacific Islander and Hispanic families that are experiencing housing costs burdens and housing cost needs. In general:

- 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.
- Finally, the Office of Community Development is also concerned about elderly homeowners across AMI categories as they appear to be carrying a disproportionate cost burden and expending more than 50% of their incomes on housing costs (2011 CHAS).

**If they have needs not identified above, what are those needs?**

These needs have been adequately identified in the above discussions as are well as throughout the plan.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?** Most of the groups suffering from disproportionately greater need are of very small populations, statistically speaking, thus it is difficult to pinpoint very precise locations. However, the grant programs division prioritizes its resources in LMI/LMA areas throughout the County.

## NA-35 Public Housing – 91.205(b)

### INTRODUCTION

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. There is one Public Housing Authority serving low-income households in Cayce, South Carolina: 1) The Housing Authority of the City of Cayce, SC. Moreover, the South Carolina State Housing and Finance and Development Authority and Development Authority provides Section 8 Housing Choice Vouchers for residents living throughout the remaining incorporated and unincorporated areas of the county.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	41	0	0	0	0	0	0

Table 19 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)/Cayce Housing Authority

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,389	0	0	0	0	0
Average length of stay	0	0	6	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	11	0	0	0	0	0
# of Disabled Families	0	0	12	0	0	0	0	0
# of Families requesting accessibility features	0	0	41	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 20 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center) & Cayce Housing Authority

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	15	0	0	0	0	0	0
Black/African American	0	0	67	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 21 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	0	0	0	0	0	0
Not Hispanic	0	0	79	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 22 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS:**

The CHA is in compliance with Section 504. In the original forty units of construction, two units meet the ADA standards: one in the family unit complex (Poplar and Wilkerson) and one in the elderly complex (Spencer Place). The CHA does not have any identified needs for its residents in terms of a waiting list for handicapped housing. If a resident has need for Reasonable Accommodation for entry to a public housing unit, the CHA has purchased several handicapped ramps that can adjust to any unit entrance. These are stored in the Central Warehouse until a resident makes the request and has the medical documentation for assistance.

**Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders**

The Cayce Housing Authority utilizes a voucher-based program and does not operate public housing units. Below are demographic descriptions of the Housing Authority's waiting list population and their current tenant population.

**How Do These Needs Compare to the Housing Needs of the Population at Large:**

In terms of the waiting list for housing, the CHA needs more affordable housing based on its waiting list. One of the major concerns at this time is the reduction of affordable elderly housing (as defined as over 62.) In 2014, HUD rejected the CHA's application for designation of Spencer Place as Elder Only complex. Therefore, technically, the CHA no longer has a complex for Elderly Housing and for those twelve units, there has only been one vacancy in the past year. The CHA does not give a preference for persons that are handicapped/disabled or over 50 for that complex. But as the numbers indicate in the CHA's Needs Assessment estimates that the wait time will only increase. To satisfy the need for more Affordable Housing, the CHA is looking for other opportunities for the financing of more housing in the City of Cayce.

The Columbia Housing Authority maintains the waiting list for the Cayce Housing Authority. As of February 26, 2015, there were 1,049 applications on file for the Cayce Housing Authority (individuals and families). The total includes 651 applications for the family units and 398 applications for the senior housing community; Spencer Place (2015 Cayce Housing Authority Action Plan).

The Cayce Housing Authority reports that the average head of household on its application is 33.03 years of age and that there are approximately 398 elderly applications, with an average age of 58.25. Spencer Place serves the elderly community but also has a local preference for individuals over 50 years of age. The Housing Authority averages only 1-2 vacancies per year. This is one of the reasons why the waiting list for housing in Cayce is so long (approximately 3 to 5 years for public housing).

The waiting list indicates there is need for additional units in all categories of housing (1-4 bedrooms). The greatest need is in the two bedroom unit category, which is a shift from the previous year. The 2 bedroom category has 331 applications on file. There are currently 76 applications for single bedroom units, 210 applications for 3 bedroom units, and 34 applications for 4 bedrooms.

The Cayce Housing Authority is the only public housing authority in Lexington County, South Carolina, one of the top three counties in the state for growth over the past twenty years. The State Housing Finance and Development Authority have Section 8 vouchers for the County and the waiting list was closed in April of 2010. The wait time is between 3 to 5 years for the Housing Choice Vouchers. The wait time is between 3 to 5 years for the Housing Choice Vouchers. The State Housing Finance and Development Authority allocates 90% of its vouchers to the elderly, disabled, and veterans, thus leaving approximately 10% of their vouchers for families. There is currently 661 families on the State Housing list.

In summary, based upon the data on the CHA waiting list and the status of the State Housing voucher program, there remains a substantial need for more affordable housing in the County.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

While the topic of homelessness dominated the public policy discourse of the 1990's, homelessness is an issue which is just as relevant today as it was nearly thirty years ago with the numbers of those facing issues of homelessness in South Carolina startling. According to the South Carolina Coalition for the Homeless which conducted an extensive Point in time Count in January of 2014 more than 6,000 people were found living in shelters or on the streets of our state. Of those reported as homeless, 51% were identified as "unsheltered" or living in places not meant for human habitation such as cars, parking garages, camps or other outdoor places (South Carolina Coalition for the Homeless, 2014). Moreover, by most accounts the counties of the Midlands, specifically Richland County (City of Columbia), and the County of Lexington reported some of the greatest increases in homelessness, with the three political subdivisions accounting for 1639 persons or approximately 27% of the state's entire homeless population. The leadership of the County of Lexington believe that the sheer numbers of persons reported as homeless in our community is not to be ignored and several years ago made the public policy decisions to work collaboratively across political and geographic boundaries to address the issues of homelessness through the ongoing support of entities such as the Lexington domestic abuse shelter managed by Sistercare Inc., as well as the Transitions Homeless Center which reports approximately 11% of its sheltered population as County of Lexington residents.

A major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one or more chronic conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homeless emerges as a social problem - with factors such as domestic violence, educational attainment, or race lying at the root. In reality,

homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community based approach.

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 is 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.

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 Counties.

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 the 2014 Point in Time County (PIC) of homeless in the region, 153 homeless persons were identified in Lexington County, including 37 homeless children and 116 homeless adults. While the PIC count represents a good foundation, experts suggest that this statistic may not accurately reflect the numbers of homeless persons in the County, especially when taking into considerations the County's rural homeless populations that may be hard to difficult to identify.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (bad)**

### **Introduction:**

Through this assessment process, the County has identified four primary groups with non-homeless special needs in Lexington County. These four primary groups with non-homeless special needs are:

- The Elderly and Frail elderly
- Those with HIV/AIDS and their families
- Those with Alcohol and or Drug Addiction(s)
- Persons with Mental or Physical Disabilities

This section will explain who they are, what their needs are, and how the County of Lexington is accommodating the special needs population of our community.

### **The Elderly**

Elderly renter households are overwhelmingly low-income with elderly owner-occupied households having their own set of problems. The cost of maintaining a home rises with age of the house with insurance rates increase almost annually. Yet the incomes of elderly households generally do not rise when adjusted for inflation. Thus, elderly owner households are challenged financially as they try to maintain their properties etc. Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, the County of Lexington places a great emphasis assisting our senior/elderly population in maintaining an independent to semi-independent lifestyle with close, convenient and immediate access to recreational, medical, and social service resources. What's more, the Lexington County Recreation & Aging Commission, as well as the Lexington County Public Library system has free to low-cost programming for the elderly in our community.

### **Physical and Developmental Disability**

The South Carolina Vocational Rehabilitation Department (SCVRD) serves more than 40,000 people with physical disabilities at any given time. SCVRD helps South Carolinians with disabilities to prepare for, achieve, and maintain competitive employment through a statewide service delivery system. The South Carolina Department of Labor, Licensing and Regulation's Board for Barrier Free Design consults with contractors to ensure accessibility of new structures and during the remodeling of existing structures. This board also provides technical assistance to county governments that have no building code or inspection department and offers general information on accessibility standards. The South Carolina Commission for the Blind offers diagnostic, prevention, training, and support services to people with legal blindness or severe visual disabilities; also provided are an educational radio service, independent living services, and technological assistance related to employment. In addition to state wide services, the

Lexington County Disabilities and Special Needs Board, in cooperation with the South Carolina Department of Disabilities and Special Needs (SCDDSN), provides a variety of services to those with physical and mental disabilities. The SCDDSN has specialized service programs for individuals suffering from a wide array of disabilities including, but not limited to, mental disabilities, autism, head and spinal cord injuries, and related disabilities. Moreover, the County works closely with the Irmo –Chapin Recreation Commission, as well as the Babcock Center, non-profit organizations which have aggressive programming for residents having mental and physical disabilities.

Individuals with developmental disabilities encompass a wide range of skill levels and abilities. They have many of the same issues as the general population with added needs that are unique to their capabilities. Individuals with developmental disabilities usually have fixed and limited financial resources that determine the housing choice. Those individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support and supervision find residence in the public welfare funded community home either sharing settings or privately-owned personal care settings. Many individuals also continue to reside with parents and families throughout their adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent on the level of capabilities to enable them to maintain community membership.

### **What is the housing and supportive service needs of these populations and how are these needs determined?**

#### **Elderly**

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, and other services, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes and other support facilities such as adult day care, respite and senior center facilities. 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.

#### **Mental Illness and Substance Abuse**

Persons with mental illness, disabilities, and substance abuse problems need an array of services. Their housing needs require a design that ensures residents maximum independence

in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support. Their options include:

- Living with family or friends with adequate support and/or respite services.
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate.
- Rental housing that will meet needs of those ready to move to independent living arrangements.

Those individuals 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. The housing needs for this population are similar to other low-income individuals. However, because of their limited income, many of these individuals may live in either unsafe or substandard housing. These citizens need case management, support services, and outpatient treatment services to monitor and treat their mental illness.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The South Carolina Department of Health and Control estimates that as of December 31, 2013 there were 15,771 people living with HIV or AIDS throughout the state. 622 of those were in Horry County. Persons with HIV/AIDS in South Carolina are overwhelmingly likely to be black, with blacks making up 72% of the state's HIV/AIDS cases. Whites make up 24% HIV/AIDS cases and all other races comprise the remaining few percent. 69.5% of persons living with HIV/AIDS in South Carolina are over the age of 40, with 39.2% in the 40-49 age bracket and 38.4% being over 49. Persons between the ages of 30 and 39 make up the next largest age cohort at 15.7%.

**\*Source (South Carolina Department of Health and Environmental Control HIV Surveillance Report, December 2013)**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

The County of Lexington acknowledges that its low –and-moderate income (LMI) residents benefit from the multitude of public service programs that are offered at a myriad of community centers to include medical facilities, schools, parks, libraries, and recreation facilities. Programming offered at such centers includes, but is not limited to, after-school programs and summer camps for kids; fitness, health and wellness classes for all ages, gymnastic and weight-rooms and/or indoor recreation facilities for team sports such as baseball, basketball, football, tennis, cooking classes and food assistance programs that benefit our community’s LMI citizens. During the community assessment process, residents and leaders identified the need for recreation facilities, youth programming, youth centers, and infrastructure projects, to include the job training and the access to broadband technology as high priorities.

### **HOW WERE THESE NEEDS DETERMINED?**

These needs were determined through a community assessment survey, public input meetings in addition to meetings with various public officials representing the unincorporated communities of the County, a well as the representatives of the County’s fourteen (14) municipalities. Moreover, these priorities reflect the input of our community’s non-profit organizations as well citizen input.

### **DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC IMPROVEMENTS:**

1. Transportation, Water and Sewer infrastructure, to include the repaving of roads, construction of sidewalks, ADA compliant infrastructure and other related improvements.
2. Improvements are also needed within the sector of Public Transportation to include better service coverage by to rural and LMI areas via fixed-route bus services, which could provide crucial transportation from home to medical facilities, work and school sites.
3. Construction of Community Centers for LMI senior, youth, and drop training programs.
4. Encouragement of policies that will promulgate internet/broadband access for youth and seniors living in LMI communities.

### **HOW WERE THESE NEEDS DETERMINED?**

These needs were determined through meetings with various public officials representing the unincorporated communities of the County, a well as the representatives of the County’s fourteen (14) municipalities. Needs were also determined through a series of public meetings and an online community assessment survey in which some 313 citizens responded. Moreover, these priorities reflect the input of our community’s non-profit organizations. Many of the County’s infrastructure systems are over capacity and will require expansion to accommodate redevelopment and new growth. Additionally, this new growth and development will increase the demand for facilities and services, several existing

neighborhoods in the County's rural and lower income areas have substandard infrastructure. Infrastructure, community facilities and support services are in large part provided by local governments and funded through taxes, fees and State support. The Location and availability of these key components can make the difference between affordability and housing that is beyond the means of lower income residents or residents that are housing cost burdened. The County is committed to achieving the national goals of: **1) decent housing, 2) a suitable living environment, and 3) expanded economic opportunities** for our LMI residents. The provision of adequate and safe infrastructure, accessible community facilities and support services are key components in our effort to achieve these goals.

#### **DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC SERVICES:**

The County of Lexington acknowledges the need for more and better coordinated services for our seniors /elderly, the homeless population our citizens with disabilities and battered spouses and children. This includes direct assistance such as emergency and transitional shelters, connection centers, transportation, food, clothing etc. Moreover, there is a need to provide more support to organizations and entities providing mental health support services.

#### **HOW WERE THESE NEEDS DETERMINED?**

These needs were determined through meetings with various public officials representing the unincorporated communities of the County, as well as the representatives of the County's fourteen (14) municipalities. Needs were also determined through a series of public meetings and an online community assessment survey in which some 178 citizens responded. Moreover, these priorities reflect the input of our community's non-profit organizations.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Like many communities of the Palmetto State, the County of Lexington experienced a significant growth in both the demand and construction of new housing units during the housing boom years of 2004-2008. During these years, home prices, and subsequently rents increased dramatically. Since 2008 however, foreclosures have been significant and many former homeowners have looked for affordable rental units as they recover from the economic down-turn. On the positive side most recently, foreclosure numbers have leveled off and home sales are again increasing. Unfortunately, there are significant numbers of low-moderate income renter households in the community that remain cost burdened and in many cases severely cost burdened. As the maps throughout this section will show, housing costs are highest in the urban areas of the County (areas closest to the City of Columbia, along Lake Murray and close to I-20 and Calhoun County). Not surprisingly, Housing costs are highest near central business districts which are also centers of employment, entertainment, and services. Community Development staff has identified the oldest housing stock in the county as being located in the communities of Batesburg-Leesville, Cayce, and West Columbia.

The County of Lexington 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).

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### Introduction

Between 2000 and 2008 the County of Lexington experienced a high demand in housing production, specifically around Irmo, South Carolina Highway 1, Lake Murray and the more urbanized areas of the County closest to the City of Columbia. And like many region in South Carolina and around the County, between 2008 and 2012 the County was affected by the economic downturn which lead to extremely high unemployment, a bust in the housing market which lead to rampant foreclosures.

As indicative of the data, there is an adequate number of housing units available in the market and most units are fairly new, however the rental rates for many of the available housing units are not affordable for many residents. In many cases those units, that are available at lower rent rates, tend to be older and are in need of repairs due to issues of deferred maintenance. Nearly 70% of all housing units in the County of Lexington are traditional single family, detached homes with multi-family structures accounting approximately 10% of the total housing stock in the County (2011 ACS).

Less than one percent of all housing units in Lexington have one or no bedrooms in the unit. As described in the table below, the majority of homes (69%) in Lexington County have three or more bedrooms.

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	76,536	67%
1-unit, attached structure	2,821	2%
2-4 units	3,937	3%
5-19 units	6,010	5%
20 or more units	3,005	3%
Mobile Home, boat, RV, van, etc	22,709	20%
<i>Total</i>	<i>115,018</i>	<i>100%</i>

**Table 23 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	56	0%	277	1%

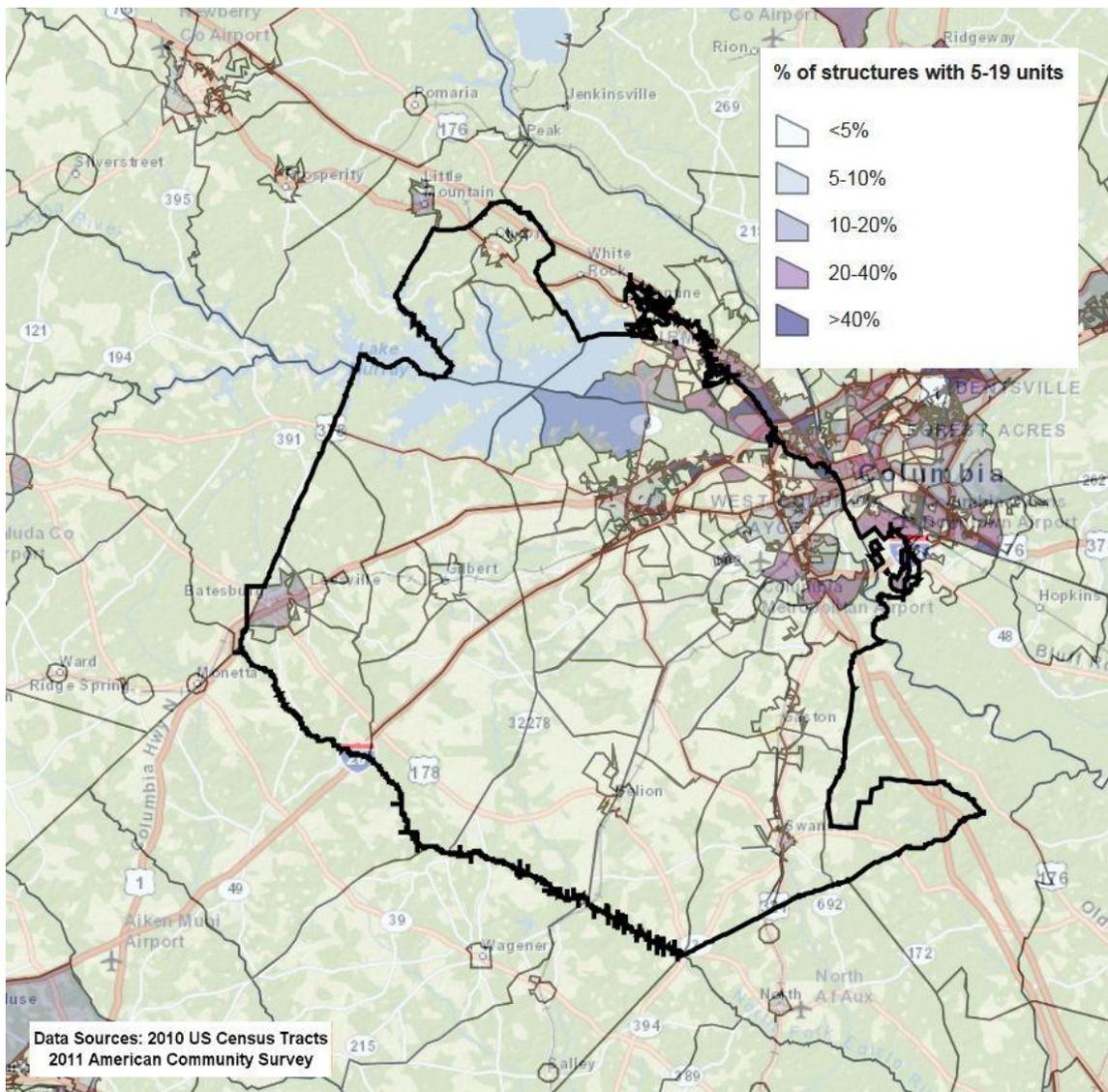
	Owners		Renters	
	Number	%	Number	%
1 bedroom	583	1%	3,518	13%
2 bedrooms	10,136	13%	10,917	41%
3 or more bedrooms	68,014	86%	11,611	44%
<b>Total</b>	<b>78,789</b>	<b>100%</b>	<b>26,323</b>	<b>99%</b>

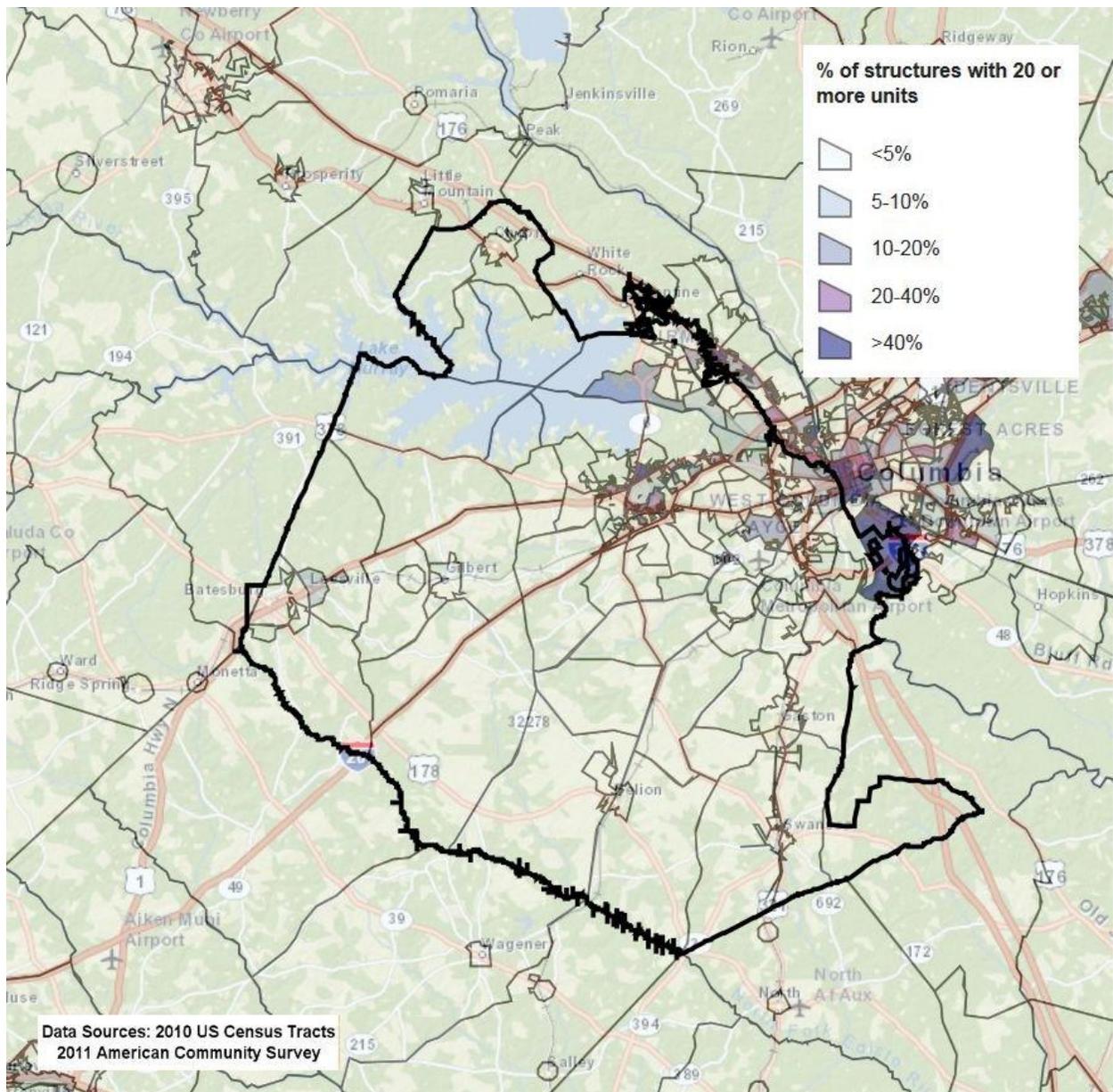
**Table 24 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

The maps below identify the concentrations of multifamily developments in the County of Lexington.

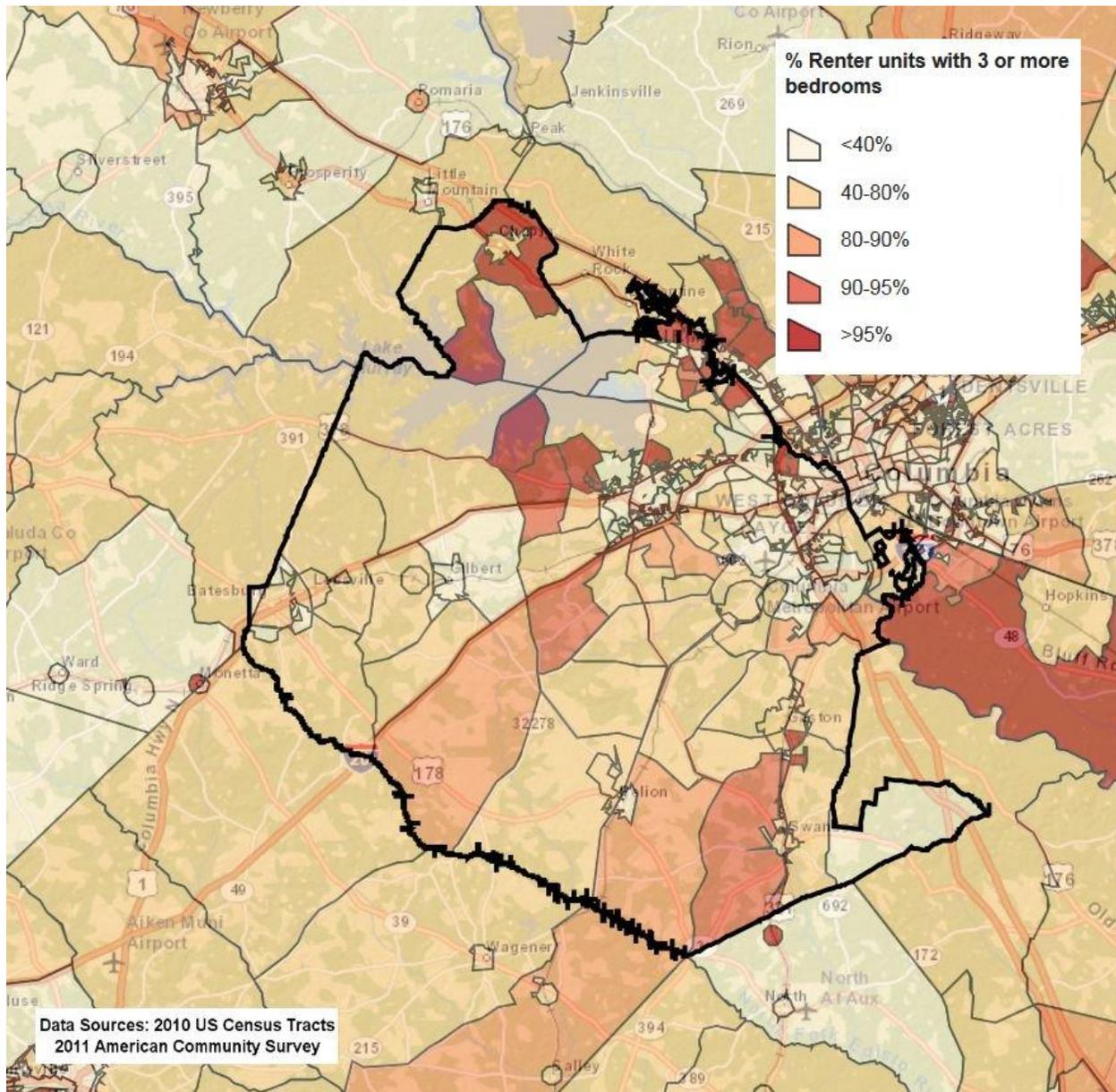
**Map 17: Concentration of Multifamily Developments  
The County of Lexington (5-19 Units)**





**Map 18: Concentration of Multifamily Developments  
The County of Lexington (20 or more Units)**

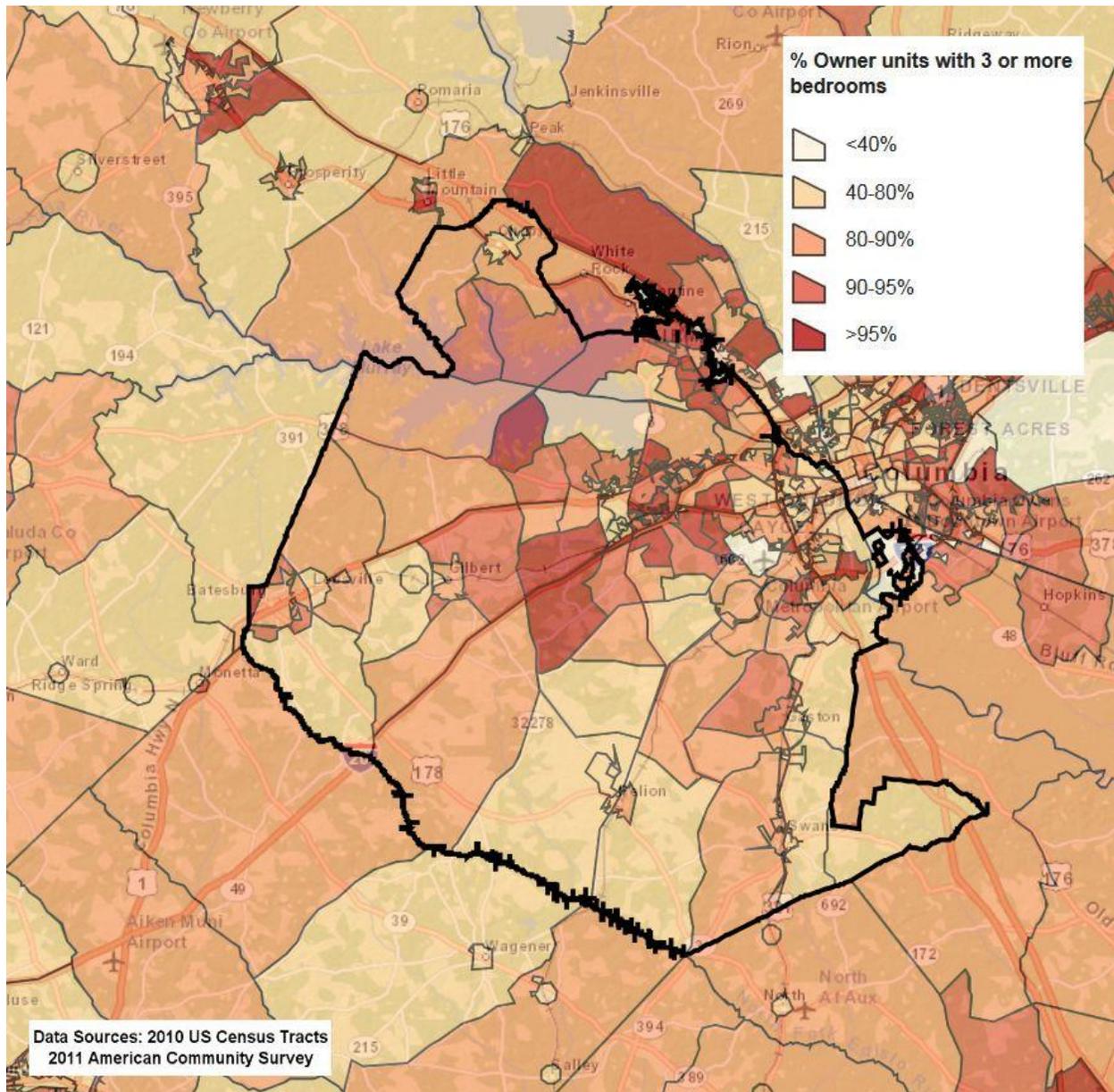
## Renter Units with Three or More Bedrooms



**Map 19: Concentration of Renter Occupied Housing Units with Three or More Bedrooms  
The County of Lexington**

The map above details the concentration of large (3 or more bedrooms) rental units throughout Lexington County and the surrounding communities. Per traditional development trends, these larger units are found more throughout the lesser densely developed areas of the County. Conversely, the rental units found closer to the beach front and central business districts are typically two or fewer bedrooms in size.

**Owner Occupied Units with Three or More Bedrooms** The below map details the prevalence of owner occupied units with three or more bedrooms. The large orange shade covering much of the county describes these areas as communities East and West of I-20 and is indicative that most owner occupied units in the County have at least three bedrooms.



**Map 20: Concentration of Owner Occupied Units with Three or More Bedrooms  
The County of Lexington**

**DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.**

The County of Lexington's CDBG and HOME programs will target single family detached homes as part of the County's owner occupied housing rehabilitation programs. Over the next five years the County anticipates assisting more than 100 low-and-moderate income households with many of these households consisting of elderly residents, which experience a significant housing burden (nearly twice that of elderly renters).

County of Lexington will also continue to support the development of Low Income Housing Tax Credit (LIHTC) developments, usually multi-family developments, throughout the county. Over the next five years, the County expects at least two LIHTC complexes to be developed totaling about 100 multi-family units.

**Provide and Assessment of Units Expected to be lost from the Affordable Housing Inventory for Any Reason, Such as Expiration of Section 8 Contracts.**

As part of the Consolidated Plan Consultation Process , Lexington Community Development staff followed up with representatives of the Cayce Housing Authority and South Carolina State Housing and Finance and Development Authority and found that the County will lose no affordable housing inventory due to the either the expiration of section 8 contracts, demolition, or any other program(s).

Other resources available in the County of Lexington 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 are at least 62 years old or are handicapped, are eligible for this assisted Multi-family Tax Exempt Bond Financing Program 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) **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. Other resources available in the County of Lexington 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 are at least 62 years old or are handicapped, are eligible for this assisted Multi-family Tax Exempt Bond Financing Program

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) **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

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

The table below provides details of the impact that the housing boom has had on the median home values in the County from 2000-2011. According to the Census data, media home values have increased 49% from 2000 to 2011 (2011 ACS). Median rents have also increased by 36% during the same period (2011 CHAS). The majority of rental households, 53.2% pay monthly rents between \$500 and \$999, while about 36% of renter households pay less than \$500 in monthly rent. The maps below further detail the locations and concentrations of these median rent rates.

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	92,700	138,000	49%
Median Contract Rent	442	601	36%

Table 25 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,673	36.8%
\$500-999	14,015	53.2%
\$1,000-1,499	1,893	7.2%
\$1,500-1,999	378	1.4%
\$2,000 or more	364	1.4%
<i>Total</i>	<i>26,323</i>	<i>100.0%</i>

Table 26 - Rent Paid

Data Source: 2007-2011 ACS

### MEDIAN HOME VALUE

As of the 2011 ACS, the median home value in the County of Lexington was approximately \$138,000. Not surprisingly the higher value units are dispersed in communities in the Town of Lexington, Irmo, Lake Murray, and the communities along the Red Bank and Batesburg-Leesville corridor and in the urbanized cities of West Columbia and Cayce.

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,305	No Data
50% HAMFI	5,108	6,198

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	14,805	16,140
100% HAMFI	No Data	24,607
<i>Total</i>	<i>21,218</i>	<i>46,945</i>

**Table 27 – Housing Affordability**

Data Source: 2007-2011 CHAS

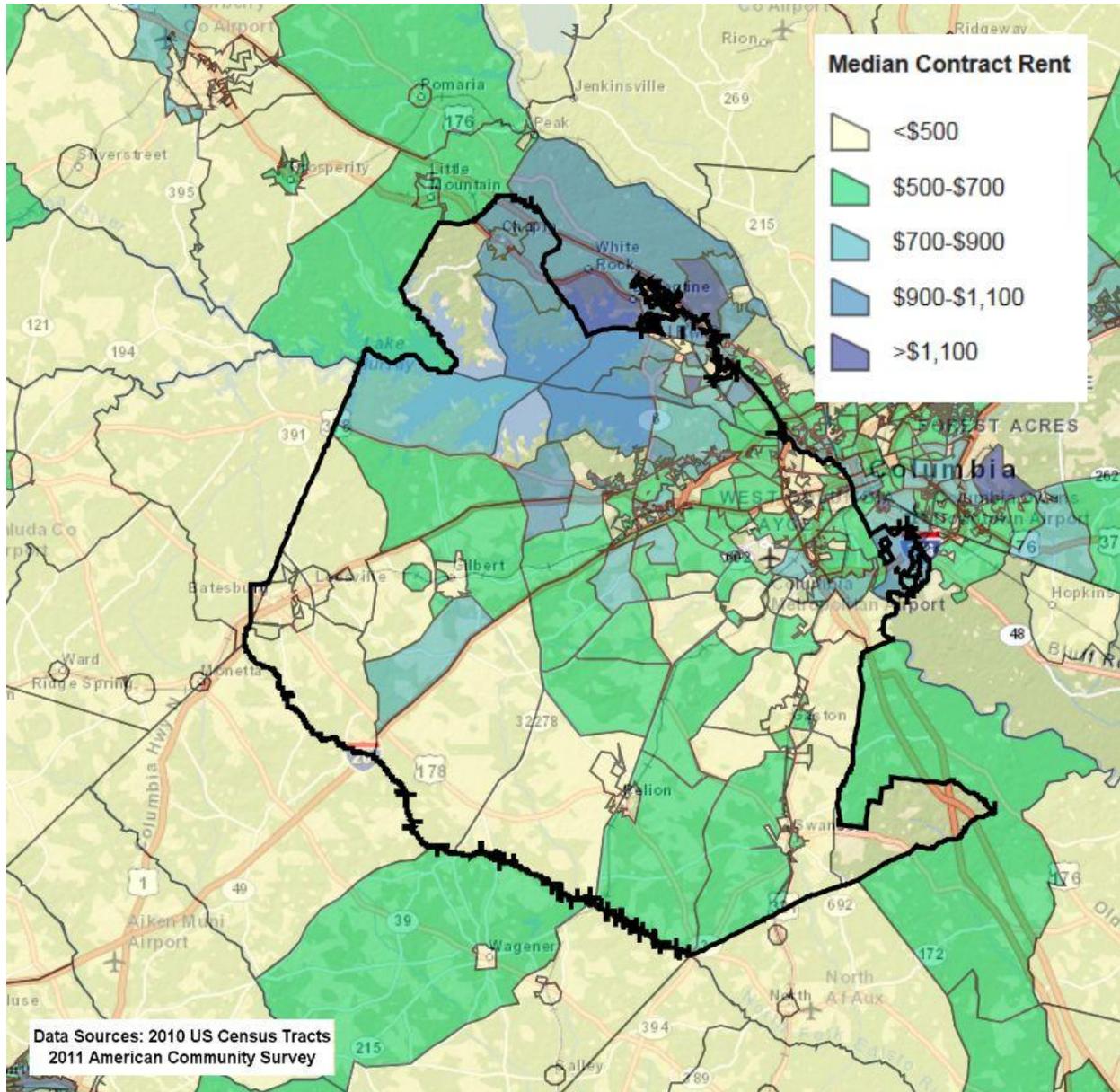
### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	595	645	765	1,009	1,279
High HOME Rent	617	669	793	1,046	1,160
Low HOME Rent	565	605	726	838	936

**Table 28 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

This map displays the Median Contract Rents based upon 2011 ACS data  
**Map 21: HUD MEDIAN CONTRACT RENTS**  
**The County of Lexington**



**County of Lexington Median Contract Rents**

Similar to the trends described below for median home values, median rents are higher along Lake Murray and the more urbanized communities closest to the City of Columbia, while the lowest median rents are found in the communities of Batesburg-Leesville, Pelion, South Congaree and Swansea (2011, ACS)

### **Cost Burdened**

By HUD's definition, households paying in excess of 30% of their household income towards housing costs (renter or owner) are said to be cost burdened. The map above details the percentage of households that are defined as cost burdened.

### **Is There Sufficient Housing For Households At All Income Levels?**

HUD housing data indicates that there is a chronic shortage of affordable housing units in the County of Lexington for households below 80% AMI. As the tables above describe, median rent for all units in the county is \$601 per month. Consequently, large households (families of 3 or more) and households at or below 80% AMI have trouble finding adequate and affordable housing. Moreover, households at or below 60% AMI are also experiencing extreme difficulty finding affordable housing.

### **How is Affordability of Housing Likely to Change Considering Changes to Home Values And/ Or rents?**

The up side is that housing costs for owner and renter households in the County have stabilized over the last year. To this end, home values along Lake Murray, and the County's high growth corridors to include Irmo, South Carolina Highway 1, and key urbanized areas are expected to increase slightly over the next five years which will eventually lead to higher rental rates. However, these rates are expected to rise at a much lower rate than what the area experienced between 2004 and 2008. Over the next five years as the national economy continues to recover, the construction and tourism industry in and around the County will continue to expand, providing more jobs and hopefully higher wages. Economic analysts are hopeful that increased employment opportunities and wages will serve to counter balance the increasing housing costs.

Of major concern to grant staff is how to address the housing issues and cost burdens plaguing the slow growing rural areas of our community, as well as how to address the cost burdens for our elderly populations and families experiencing household cost burdens of 30% or more, which impacts approximately 19,000 County households (2011 CHAS).

### **How Do Home Rents/Fair Market Rent Compare to Area Median Rent? How Might This Impact Your Strategy To Product Or Preserve Affordable Housing?**

HOME rents and Fair Market rents are in-line with the Area Median Rent. However, there are significant numbers of cost burdened households in the community. Therefore, more units are needed for populations at or below 60% AMI. To meet that need, the County of Lexington will continue to support an aggressive housing acquisition rehab and rental program through the use of its HOME, and CDBG funds over the next five years. What's more, the County will continue its collaborations and partnerships with South Carolina State Housing and Finance, USDA Rural Development and the Cayce Housing Authority in order to stabilize and increase the

number of affordable housing units over the next five years. Additionally the County's Home Administrator is working diligently to increase CHDO capacity and the number of developers that are certified to administer and complete HOME programs in an effort to preserve and increase affordable housing in the County.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

The County of Lexington experienced significant new construction and development between 2000 and 2010. The number of owner occupied units increased by 22% and the number of renter occupied units grew by 14% (2011 CHAS). The overwhelming majority of existing homes were built since 1980; 43% of all owner occupied units and 36% of all renter occupied units were built post 1980 (2011 CHAS).

### DEFINITIONS

The table below supports the findings of Lexington County Community Development staff, the Lexington County Planning and GIS Department and the Lexington County Building Department. Throughout the County of Lexington, 39% of all renter occupied units showed evidence of at least one substandard physical condition, while 21% of all owner occupied units showed signs of at least one substandard condition (2011 CHAS). In raw numbers, some 26,967 units (owner and renter occupied) show signs of needing at least some rehabilitation; that is just over 24% of all housing units in Lexington (2011 CHAS).

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,636	21%	10,331	39%
With two selected Conditions	155	0%	622	2%
With three selected Conditions	50	0%	118	0%
With four selected Conditions	14	0%	0	0%
No selected Conditions	61,934	79%	15,252	58%
<b>Total</b>	<b>78,789</b>	<b>100%</b>	<b>26,323</b>	<b>99%</b>

Table 29 - Condition of Units

Data Source: 2007-2011 ACS

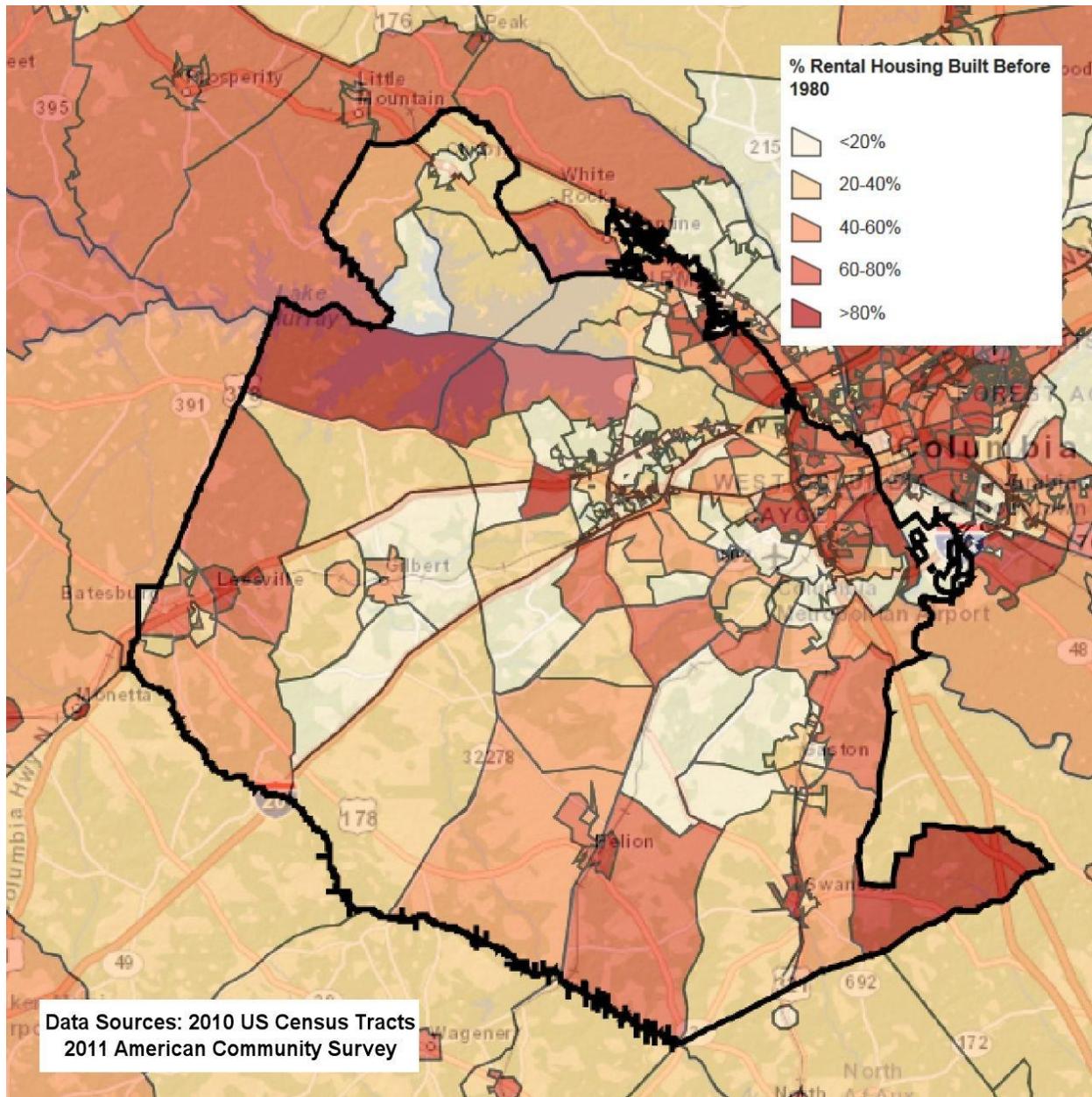
### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,021	22%	3,668	14%
1980-1999	34,046	43%	9,440	36%
1950-1979	24,889	32%	11,760	45%
Before 1950	2,833	4%	1,455	6%
<b>Total</b>	<b>78,789</b>	<b>101%</b>	<b>26,323</b>	<b>101%</b>

Table 30 – Year Unit Built

Data Source: 2007-2011 CHAS

**Map 22: Rental Housing Built Before 1980  
The County of Lexington**



Though a sizeable number of units in the County are relatively new, the risk of Lead-Based Paint Hazard due to housing conditions is an important issue in some of our urbanized areas such as Cayce and West Columbia (where a healthy percentage of the County’s housing rehabilitation programs occur), as well as in the Town of Batesburg-Leesville which boasts some of the County oldest housing stock. Further details are described in the Lead-Based Paint Hazards section of this report, which addresses the County’s aging housing stock. In general, housing located in some of the long time municipalities in the County are at greatest risk of presenting a lead-

based paint hazard. Again, this includes the communities of Batesburg-Leesville, Cayce, and West Columbia.

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	27,722	35%	13,215	50%
Housing Units build before 1980 with children present	8,848	11%	3,101	12%

**Table 31 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

**Need for Owner and Rental Rehabilitation (numbers of people have helped over the past five years)**

Owner occupied housing rehabilitation is a high priority for the Count of Lexington, as well as its municipal partners. Each year the County and its partners have extensive waiting lists of people in need of minor home and comprehensive housing repairs as well as assistance with septic tank repairs. In many instances, these clients/applicants are elderly individuals on fixed incomes that have been forced to defer maintenance for longer periods of time. Through the use of our Minor Housing Repair Program (CDBG) and Comprehensive Housing Repair Program (HOME), the County has made significant investment in our owner occupied housing rehabilitation programs for low-and-moderate income Lexington residents.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

According to 2011 CHAS data, there are roughly 27,722 owner occupied housing units throughout the County of Lexington that are at risk for lead-based paint hazard and 13,215 renter occupied units in the County’s housing stock. The Office of Community Development has a rigorous testing policy, which includes all units suspected of having lead-based paint. During program year 2013-2014, the County tested some 17 units for the presence of lead based paint and or remediation as part of our owner-occupied housing rehabilitation program(s).

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	27,722	35%	13,215	50%
Housing Units build before 1980 with children present	8,848	11%	3,101	12%

**Table 32 – Risk of Lead-Based Paint**

**Data Source:** 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Discussion

As stated in the introduction, the majority of the housing stock in the Count of Lexington was built post 1980 and is in safe and decent condition. There are older, owner occupied homes in much need of rehabilitation. Again, the County along with its municipal and non-profit partners have made owner occupied housing rehabilitation a top priority and view this as a key strategy for the preservation of affordable housing in this market. Over the course of the next five years the Community Development staff estimates that it will positively impact some 100 homeowners through this owner-occupied repair program.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

There is one Public Housing Authorities serving low-income households in Cayce, South Carolina: 1) The Cayce Housing Authority of the City of Cayce, South Carolina. Moreover, South Carolina State Housing and Finance and Development Authority provides Section 8 Housing Choice Vouchers for residents living throughout the remaining incorporated and unincorporated areas of the community.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			41						
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 33 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Cayce Housing Authority has approximately 41 public housing units under management and no projects under development. The physical condition of these units is above average as these units are well managed and well maintained. A total of forty units were constructed on five different sites in 1985 and they consist of duplexes and single family homes. Twelve of the units are located in one location (Spencer Place) and are designed for persons with disabilities and elderly persons over 50 years of age. Five of the units are single family homes. One unit was added with Stimulus Funds in 2010; another 3BR single family home. Because no HUD development funds have been available since 1995, the CHA cannot expand the number of units in its inventory. Because of their excellent condition, the CHA applied in December, 2013 for RAD Program (Rental Assistance Demonstration Program) HUD approved

the application in 2014; during the next year, the CHA is waiting on further guidance from HUD to determine when implementation is feasible. The CHA has no plans to demolish any of its currently public housing inventories.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

**Public Housing Condition**

Public Housing Development	Average Inspection Score
41	94

Table 34 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The CHA completed, in 2014, a complete modernization of the original 40 units of housing built in 1985. The following projects were completed over a five year period using Capital Fund dollars: all roofs were replaced, all kitchen cabinets and fixtures/appliances were replaced, all bathrooms were updated and replaced with water efficient products, and all windows were replaced. Since the units have brick exteriors, there is minimal exterior maintenance. The single unit purchased in 2010 does not require any updates. Because there are no revitalization needs to the properties, all Capital Funds are placed effective in 2015 in Operating Reserves in the event of an emergency not covered by property insurance.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

**Discussion:**

The CHA has a four prong approach to improving the living environment of its residents:

1. All of the communities at the Cayce Housing Authority have representatives that participate in a Community Club that meets every other month. Residents can provide input to management as to concerns. The Club also coordinates special events for public housing residents.
2. All of the communities at the Cayce Housing Authority (CHA) have representatives that participate in a Community Club that meets every other month. Residents can provide input to management as to concerns. The Club also coordinates special event for public housing residents.
3. The CHA's primary focus for public housing residents is the safety of those residents. The CHA works closely with the City of Cayce Police Department and Lexington County Sheriff's Department to insure that residents can live safely in those units. All crimes reported (regardless of the offense, whether minor or major) by the CHA Director of Security to the Executive Director on a weekly basis and a report is sent to the CHA Board of Commissioners for every meeting.
4. The CHA has an extensive network of partners to provide case management for all public housing residents. These partnerships provide a variety of educational, cultural, and recreational programs for residents. There are also individual programs designed strictly for elderly persons residing at Spencer Place. Additionally, the CHA has a Career Development Program that provides a comprehensive training for residents wanting employment or wanting to improve their work status (part-time to full-time and or positions with higher salaries). The CHA also maintains a listing of available jobs in the area and works with local employers to identify potential employment. All of these programs are free to residents. Case managers are also available to work with families on establishing goals such as credit repair, educational attainment, and counseling with individual problems. Case Managers have been trained in VAWA (Violence Against Women Act) compliance.
5. One of the most important programs for residents is Homeownership Training. The CHA offers a 16 hour course in becoming a homeowner: financing a home, credit worthiness, budgeting, landscaping, home maintenance, and basic terminology for mortgages. Completion of this program also enables public housing residents to participate in special homeownership programs offered through community development agencies and local banks and financial institutions.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The County of Lexington is part of a larger cooperative group centered the Columbia metropolitan statistical area (MSA) 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 the County of Lexington. This table provides an analysis of the capacity of the region to address the problems of this special needs population. Supported by the United Way of the Midlands, as well as several local governments, the Midlands Area Consortium for the Homeless (MACH) and the United Way of the Midlands are the lead agencies overseeing the Midlands wide plan to end homelessness, as well as all other homeless remediation implementation efforts.

Current shelter resources for the County's homeless consist of emergency shelter beds provided by five organizations and transitional shelter beds provided by one organization (Transitions). Permanent supportive housing units are provided by the following organizations:

### Homeless Statistics County of Lexington January 23, 2014

\*Source United Way of the Midlands

Population	Number of People in Emergency Shelter as of 1/23/14	Number of People in Transitional Housing on 1/23/14	Number of People Unsheltered as of 1/23/14	Total (s)
Individuals	27	130	17	174
Persons in Families	23	28	8	59
Number of Families	7	15	2	24
Victims of Domestic Violence				57
First Time Homeless				72
Second Time Homeless				55
Third Time Homeless				4
Four or More Times Homeless				19

Veterans	0	84	2	86
Youth 18-24 in Transition	7			7

\*Source: United Way of the Midlands 2014 PIC

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 35 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Services for the homeless in the County are provided by a wide range of private organizations to include faith-based organizations, and non-profits. The Midlands Area Consortium for the Homeless (MACH) and the United Way of the Midlands are the lead agencies overseeing the Midlands wide plan to end homelessness and all implementation efforts. Some six agencies and organizations provide for services for the homeless in the County as part of the Homeless Management Information System (HMIS). The services provided include those that help to meet basic needs such as food and housing, as well as the provision of services to meet the critical needs of the homeless and to assist them in becoming self-sustaining. Supportive services include assistance with health and substance abuse issues, employment, education, childcare, transportation, case management, and counseling in areas such as life skills and mental health. Outreach services including mortgage, rental and utilities assistance, counseling and advocacy, and legal assistance are also available.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

In addition to working with MACH and the United Way, the County of Lexington has an extensive network of faith based and non-profit organizations that are working diligently to address the immediate needs of homeless persons in our community as well as provide wrap around service to mitigate the situation, following are the organizations in the County of Lexington providing services and care to our homeless populations:

- **Sistercare Inc.-Transitional housing for Lexington women and children facing issues of domestic abuse/battering.** Include emergency sheltering, children's counseling services, community support groups, teen counseling services, court advocacy, and a 24 hour crisis/service line. The agency also offers a rural outreach program as well which includes counseling services and crisis intervention.
- **Lexington Interfaith Services (LICS)**-provides food, clothing and housing referrals to Transitions Homeless Facility
- **Midlands Housing Alliance/Transitions Homeless Facility**-though located in Richland County, the transitional housing facility reports 11% as County of Lexington residents.
- **Chris Meyers' Children's Place**- A family campus in Lexington that provides housing for families in need. The facility, operated by Christ Central Ministries, works with mothers and children to encourage mental, physical, emotional, and spiritual growth.

- **Midlands Transitional Retreat** –The Central Midlands Transitional Retreat is a housing facility in Lexington designed exclusively for Veterans of the United States Armed Forces. In addition to transitional housing, the facility provides financial, counseling, education, training and employment consultation. The Retreat provides emotional, physical, and mental stabilization for 75 veterans annually.
- **Samaritan’s Well-Shelter for Women**-Homeless shelter for women and women with children (to include males of up to 12). The facility also offers life skills training as well.
- **Lexington County Community Mental Health Center (LCCMHC)** – Provide mental health service and residential treatment to persons experiencing homelessness, to include intensive youth programs.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are four primary groups with non-homeless special needs in the County. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the county is accommodating or should accommodate these needs.

### **Elderly**

Elderly persons generally need an environment that provides for several areas of assistance and convenience. First, the availability of healthcare is important, since health problems generally become more prevalent as one ages. 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, the availability and 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 for this fifty years of age and older.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

#### **Mental Illness and Substance Abuse**

Persons with mental illness, disabilities, and substance abuse problems need an array of services. Their housing needs require a multi-pronged approach that ensures residents maximum independence in the least restrictive setting, including independent, single or shared living quarters in communities, with or without onsite support. Their Options include:

- Living with family or friends with adequate support and/or respite services.
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate.
- Rental housing that will meet needs of those ready to move to independent living arrangements.

Those individuals 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. The housing needs for this population are similar to other low-income individuals. However, because of their limited income, many of these

individuals may live in either unsafe or substandard housing. These citizens need case management, support services, and outpatient treatment services to monitor and treat their mental illness.

### **Developmental Disabilities**

Individuals with developmental disabilities encompass a wide range of skill levels and abilities. They, therefore, have many of the same issues as the general population with added needs that are unique to their capabilities. Individuals with developmental disabilities usually have fixed and limited financial resources that determine the housing choice. Those individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support and supervision find residence in the public welfare funded community home either sharing settings or privately-owned personal care settings. Many individuals also continue to reside with parents and families throughout their adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent on the level of capabilities to enable them to maintain community membership.

Lexington County Community Mental Health Center (LCCMHC) is an outpatient facility of the South Carolina Department of Mental Health serving the County of Lexington. What's more LCCMHC has clinics in Lexington, Gaston, and the Batesburg communities. In partnership with local government, affordable housing providers and mental health professionals, a continuum among the services offered are assessments, referrals, and case management services involving prevention, intervention and follow-up. During program year 2013 LCCMHC serviced some 5,643 County residents and provided a total number of 60,583 client contacts (Lexington County Community Mental Health Annual Report 2013).

#### Top Diagnosis for Clients

##### Adult Clients

Major Depressive Disorder  
Bipolar Disorder  
Anxiety Disorder  
Schizophrenia  
Schizoaffective Disorder

##### Child/Adolescent Clients

Attention Deficit Disorder  
Adjustment Disorder  
Anxiety Disorder  
Conduct Disorder  
Major Depressive Disorder

#### **\*Source Lexington County Community Mental Health Annual Report 2013**

78% of the LCCMHC's clients have annual household incomes of \$10,000 or less. Moreover, LCCMHC reports during FY 2013, 72% of its clients were white, 17% black or African American, 8% other, 1% Spanish American and 1% American Indian/Asian American (Lexington County Community Mental Health Annual Report 2013).

### **Intensive Residential Treatment Programs**

This program strives to improve the quality of life and increase stability in the community and promote optimal mental health for County residents receiving care. The residential treatment program is supported by individual Homeshare Providers, contracted apartment complexes, and a network of private Community Residential Care Facilities who help to promote the success of clients in the community. During 2013 the agency reports that sixteen clients were successfully transitioned out of in-patient facilities to TLC programs. The turnover rate for the Youth in Transition apartments was 32% with 10 new clients moving into these apartments. Only seven out of the 108 clients served in TLC programs required psychiatric hospitalization during the year (Lexington County Community Mental Health Annual Report 2013)

### **Homeshare**

Homeshare is an innovative placement option for psychiatrically disabled individuals in need of a stable living environment and re-integration into the community after hospitalization. Clients in Homeshare are matched with caregivers in the community who are willing to share their homes and work with the Homeshare Team to meet the needs of the client.

### **Assisted Living Program (ALP)**

Assisted Living Program is a supported apartment program for clients with a chronic psychiatric disability who need significant support to integrate into the community and prevent re-hospitalization. The Assisted Living Program team consists of a fulltime case manager who assists the clients with independent living skills and a part-time nurse who provides support with medications.

### **Youth in Transition**

Leaphart Place Apartments is supported apartment program for Youth in Transition (Ages 18-24). This program is a partnership with a local private non-profit agency, Growing HOME Southeast, Inc. LCCMHC provides on-site mental health services for the residents. Leaphart Place assist or clients in developing independent living skills and promotes integration into the community.

Moreover, the South Carolina Department of Mental Health engaged in a statewide initiative to reduce the census of its inpatient facilities to provide community living options to institutional care. As a result the Homeshare program was created. This program helps to ensure permanent housing for persons leaving a state hospital. There are currently thirteen mental health centers supporting over 200 placements throughout South Carolina.

Clients

### **Persons with Aids**

Lexington County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funding. However, the City of Columbia Community Development Department administers all HOPWA funds for the City of Columbia and Columbia Metropolitan Statistical Area (MSA) which

include Calhoun, Fairfield, Kershaw, Lexington, Richland and Saluda Counties. These programs provide housing assistance for income-eligible persons living with HIV/AIDS and their families. The goals of these programs are to prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. The services ensure clients have improved access to primary medical care and other supportive services.

Funding Priorities for the Columbia MSA area are

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

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

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

(\*Source City of Columbia Office of Community Development, 2014)

#### **Alcohol and Drug Abuse Treatment and Prevention**

The Lexington/Richland Alcohol and Drug Prevention Council (LRADAC) is a non-profit agency offering a wide array of alcohol and drug prevention, intervention and treatment programs to the residents of Lexington and Richland Counties. In 2014 LRADAC provided services to more than 5,000 Lexington and Richland clients (LRADAC 2014 Annual Report). Below is a list of services:

- Intervention Services
- Alcohol and Drug Safety Action Program (ADSAP)
- Prevention/Coalitions
- Detox Facility (Located in Richland County)
- Drug Courts
- Family Services

- Recovering Professionals Program (Statewide Program)
- Transformation Institute for Women
- Compass Adolescent Programs/ The Bridge Program
- Midlands Family Care Center at Epworth

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Over the next year the County will fund the following programs that will specifically provide services to the special needs populations described above:

CDBG:

Infrastructure & Public Facilities

Pelion Waterline

Shelter Upgrades for Sistercare, Inc. Battered Women’s Shelter

Town of Batesburg-Leesville Water Tower Remediation

Town of Swansea ADA Compliant Sidewalks

Public Service

Community Relations Council Fair Housing Initiative

Goodwill Job Training Program

Harvest Hope (Backpack) Child Feeding Program

Irmo Chapin Recreation Commission Afternoon Adventures for Children with Disabilities

Irmo Chapin Recreation Commission Sensory Room/ Children with Autism

Irmo Chapin Recreation Commission Athletic Rental Program

Lexington Interfaith Community Services Meals with A Mission

Transitions Homeless Shelter

Affordable Housing /Neighborhood Revitalization

Acquisition, Rehabilitation of Affordable Housing

Minor Home Repair Program

Septic Tank Repair Program

HOME:

Affordable Housing /Neighborhood Revitalization

Comprehensive Housing Rehabilitation Program

Homeownership Assistance Program (Down Payment Assistance)

Community Housing Development Organization (CHDO)

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Fair housing has been long been an important issue in American urban policy – a problem born in discrimination and fueled by growing civil unrest that reached a boiling point during the Civil Rights Movement. The passing of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem – but it was far from a solution. Since the passing of the Act community groups, private business, concerned citizens, and government agencies at all levels have worked earnestly at battling housing discrimination. The Fair Housing Act mandates that the U.S. Department of Housing and Urban Development (HUD) “affirmatively further fair housing” through its programs. Towards this end HUD requires that the County of Lexington undertake fair housing planning (FHP) in order to proactively take steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations. The County of Lexington has experienced continuous, explosive growth over the past few decades.

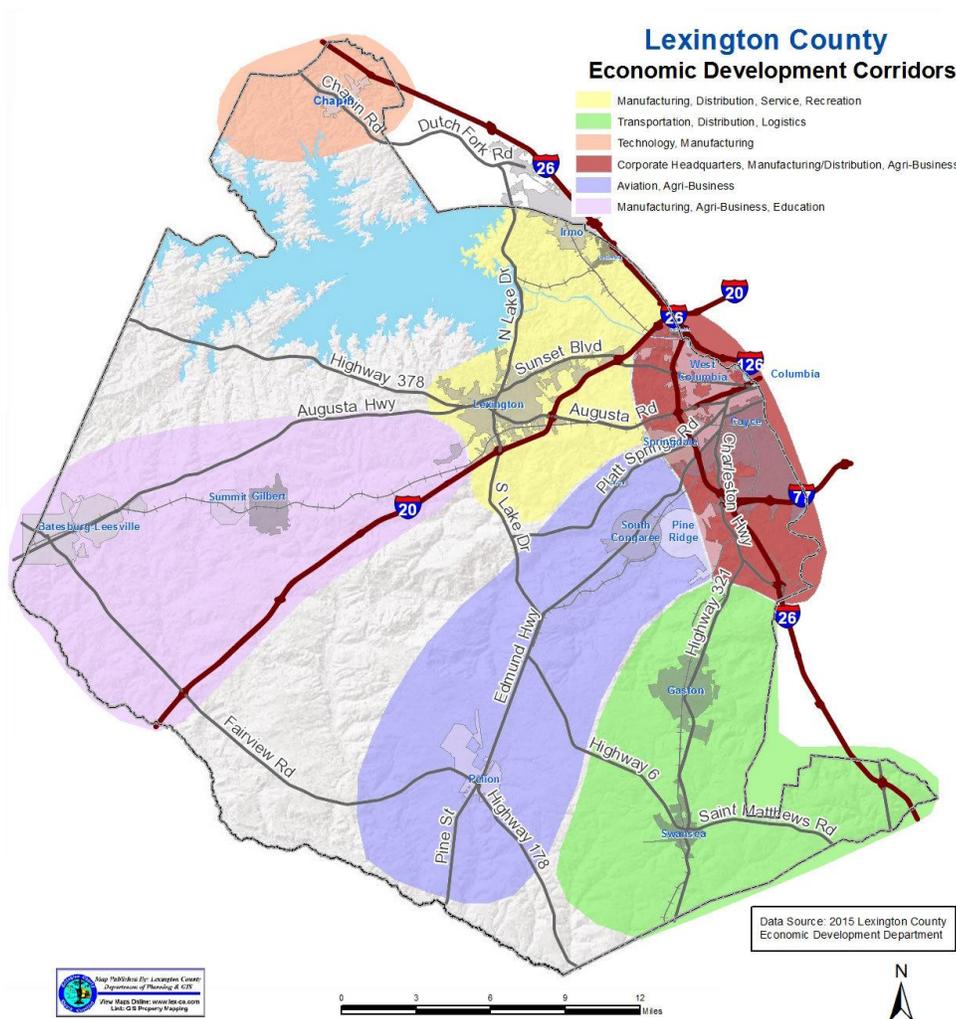
According to the most recent Census, as of 2011 the population of Lexington County was placed at 269,291, representing a 52% population growth since 2000 (CHAS 2011). This impressive growth has undoubtedly brought many economic benefits to the area. But it also brings challenges. Such growth puts upward pressure on housing prices, pushing adequate housing out of affordable reach for many low and middle income families. Minorities tend to face a disproportionate burden of this phenomenon. Lack of affordability only exacerbates the still present historical issues of housing discrimination that racial, ethnic, and other protected minorities have struggled with for decades. As such, a lack of affordability remains the top barrier in the County of Lexington. To this end the County of Lexington has partnered with the Lexington County Public Library, Lexington County Council, the Columbia Urban League of Columbia, The Fair Housing Center, and the Community Relations Council in order to present our community with a rigorous fair housing program.

The most recent Census estimates show indicate that 24,544 households or 23% of County households are financially overburdened due to housing costs and paying between 30 and 50 percent of their income in housing costs (2011 ACS). The lack of LIHTC units being produced in the market and the limited availability Housing Choice Vouchers leads to very few options for low income households.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The majority of County workers are employed in the Retail, and the Health Care Services fields, followed by Manufacturing, and Food Services, Educational Services, Administrative and Support and Waste Management and Remediation Services, and Professional, Scientific and Technical Services. While there are few barriers to entry for unskilled workers, the tourism and retail industries industry often provides relatively low wages and in many cases only seasonal employment.



**Map 23 : County of Lexington Economic Corridors  
The County of Lexington**

**Describe the workforce and infrastructure needs of the business community:**

On-going workforce development training in the area should continue to include a wide range of soft skills training to include resume preparation, interviewing skills and proper work place etiquette. Moreover, particularly in our rural and underserved areas the need for infrastructure such as water, sewer, roads, fiber and high speed broadband may be considered needs:

Workforce needs of the business community to include skills, certifications, tools and technology required by major employment sectors:

<b>Needs by Industry</b>	Skill Groups needed	Tools and Technology	Certifications needed
Retail	Customer service, interpersonal skills, cashier skills, basic problem solving	Scanners, cash register, calculator	-
Health Care	Customer service, medication administration, nursing care and skills	Hemodialysis units, data base software, hazardous material, medical software, Word processing software, Presentation software	Certified CNA, Basic Life Support (BLS) Certification, Advanced Cardiac Life Support (ACLS), CPR, Pediatric Advanced Life Support (PALS), Certification in Occupational Therapy, CMA, Family Nurse Practitioner, EMT
Manufacturing	Production operations, assembly and fabrication, metal working, transportation and material moving, installation, maintenance and	Very large variety of tools and technology with specifics based on goods manufactured	Audio Engineer, Carpentry and framer certification, Certified Electrician, Forklift Operator, Industrial Maintenance Technician, Nuclear Systems Technology, Manufacturing Certification

	repair, architecture and engineering skills		
Accommodations and Food Services	Customer service, interpersonal skills, restaurant management, transportation/logistics, cooking skills	Cash register, commercial use cooking equipment, delivery trucks, Web platform development software, Spreadsheet software, Word processing software	Pediatric Advanced Life Support (PALS), CPR, Certified Stroke Rehabilitation Specialist (CSRS), CDL, Arbitrator Certification
Educational Services	Customer service, interpersonal skills, administrative assistant skills, teaching methods, bookkeeper skills, program planning and leadership	Spreadsheet software, Laminators, Facsimile machines, Operating systems, Presentation software, Data base software, Word processing	Certified Higher Education Professional, BLS certification, CAN, CPR, CMA, EMT, Certified Surgical Technologist, Certification in Occupational Therapy, Registered Health Information Technician (RHIT), CPA
Administrative, Support, Waste Management and Remediation	Customer service, interpersonal skills, problem solving, welding, time management, application development	Forklifts, ladders, Work processing software, operating system software, Web platform development, presentation software, Spreadsheet software	CDL, BLS certification, ACLS, CPR Certification, CPA, CAN, Occupational Therapy Certification, PALS, Cisco Certified (CCNA) and (CCNP)
Professional, Scientific and Technical	Customer service, problem solving, tax preparation, interpersonal skills,	Operating system software, Web platform development	CDL, CPA, Certified Information Systems Security Professional (CISSP), CCNP, Information

	business development, information systems manager	software, operating systems, presentation software, Computer servers, templates, forklifts, project management software	Technology Infrastructure Library Certification (ITIL), Project Management Professional (PMP), Security + Certification, Certified Fork Lift Operator, Microsoft Certified Solutions Developer (MCSD), CCNA
--	---	---	---

*The above table was created using information published by SC Works Labor Market Services.*

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There major activities planned at this time that are expected to have an impact on businesses and or workforce opportunities include the addition of two major industrial parks, to include a technology park in Chapin, South Carolina. Our region relies heavily on education, government, retail, and tourism. The business community, school systems and nearby technical college have placed a heavy emphasis on preparing the workforce and students for the 21<sup>st</sup> global economy. Manufacturing and technology-related jobs are anticipated with the development of these Parks. Lexington County Economic Development and the businesses locating or expanding within these parks will need to partner with local workforce development partners to prepare and maintain a viable workforce due to the business growth and job increases.

**How do the (1) skills and (2) education of the current workforce correspond to employment opportunities in the jurisdiction?**

The largest employment sectors in the region are the Retail Trades, Education and Health Care Services, Manufacturing and Food Services, Administrative and Support and Waste Management and Remediation Services, and Professional, Scientific and Technical Services.

**Skills**

The table below shows how current workforce **skills** correspond to employment opportunities.

Top 10 Occupational Opportunities as of 2/2015	Current Jobs Openings	Certification Requirements of Current Job Opening	Certifications of Current Workforce
Heavy and Tractor-Trailer Truck Drivers	93	CDL, Certified Fork Lift Operator	Awaiting Numbers from DEW
First-Line Supervisors of Retail Sales Workers	60	CNA, BLS, CMA, ACLS, CPR, PALS, EMT, Occupational Therapy, Family Nurse Practitioner,	Awaiting Numbers from DEW
Maintenance and Repair Workers	47	Audio Engineer, Carpentry and framer certification, Certified Electrician, Forklift Operator, Industrial Maintenance Technician, Nuclear Systems Technology, Manufacturing Certification	Awaiting Numbers from DEW
Registered Nurses	44	PALS, CPR, CSRS, CDL, Arbitrator Certification	Awaiting Numbers from DEW
Retail Salespersons	43	Certified Higher Education Professional, BLS, CAN, CPR, CMA, EMT, Certified Surgical Technologist, Occupational Therapy, RHIT, CPA	Awaiting Numbers from DEW
First-Line Supervisors of Production and Operating Workers	41	CDL, BLS, ACLS, CPR, CPA, CAN, Occupational Therapy Certification, PALS, CCNA, CCNP	Awaiting Numbers from DEW
Customer Service Representatives	39	CDL, CPA, CISSP, CCNP, ITIL, PMP, Security + Certification, Certified Fork Lift Operator,	Awaiting Numbers from DEW

		MCSO, CCNA	
First-Line Supervisors of Food Preparation and Serving Workers	38	PALS, CPR, CSRS, CDL, Arbitrator Certification	Awaiting Numbers from DEW
First-Line Supervisors of Office and Administrative Support Workers	37	CDL, BLS, ACLS, CPR, CPA, CAN, Occupational Therapy Certification, PALS, CCNA, CCNP	Awaiting Numbers from DEW
Laborers and Freight, Stock and Material Movers (Hand)	33	Audio Engineer, Carpentry and framer certification, Certified Electrician, Forklift Operator, Industrial Maintenance Technician, Nuclear Systems Technology, Manufacturing Certification	Awaiting Numbers from DEW

**(1) Education**

The table below shows minimum required **education** level on job openings advertised in Lexington County on March 19, 2015 compared to current workforce education levels.

Minimum Education Level	Job Openings as of 3/2015	Percent	Current Workforce	Percent
No Minimum Requirement (Less than High School)	28	8.43%	2,187	5.87%
High School Diploma or Equivalent	186	56.02%	14,718	39.53%
1 -3 Years of College, Technical or Vocational School	3	.9%	7,534	20.24%
Vocational School Certificate	6	1.81%	2,344	6.3%

Associate's Degree	37	11.14%	3,316	8.91%
Bachelor's Degree	61	18.37%	5,020	13.48%
Master's Degree	11	3.31%	1787	4.8%
Doctorate Degree	-	-	183	.49%
Specialized Degree (e.g., MD, DDS)	-	-	141	.38%

**Tables were created using information published by SC Works Labor Market Services.**

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The regional Workforce Investment Board, supported by the Midlands Council of Governments, works closely with Midlands Technical College to provide educational and training opportunities for individuals that are unemployed and/or those seeking new job opportunities. These efforts will help to improve the overall skilled workforce in the region. Moreover, over the next five years the County is partnering with Goodwill Industries in an effort to increase employment opportunities for our community's low-and-moderate or chronically unemployed or underemployed individuals. Over the next five year the Community Development staff is committed to support non-profit groups and organizations that are committed to matching low-and-moderate income job seekers with training programs and certifications that are readily available for high-demand fields.

The Workforce development groups include:  
 Midlands Technical College  
 SC Works  
 Ready SC  
 Apprenticeship Carolina  
 Midlands Regional Education Center  
 National Guard Operation Palmetto Employment  
 DSS Division of Employment Services  
 Vocational Rehabilitation Employment Services

In addition, Lexington County has worked hard to become an ACT Certified Work Ready Community.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?** Yes, as described above.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The most common housing problem for low-moderate income households in the County of Lexington is being cost burdened. This is most evident in the low-moderate income renter households. As the maps in previous sections have identified, the largest numbers of cost burdened households are found geographically dispersed throughout the County with the heaviest concentrations of cost burdened households in the rural communities of Batesburg-Leesville, South Congaree, and Pelion and in the urbanized communities of West Columbia and the City of Cayce.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")**

A high concentration of low-and-moderate income household and neighborhoods tend to exist in the more urbanized corridors of the County, which tend to have higher concentrations of minorities in certain block groups and census tracts. These areas include census tracts in the communities of Lexington, West Columbia, Cayce, Springdale, Gaston, Batesburg-Leesville, Pelion, and South Congaree.

### **What are the characteristics of the market in these areas/neighborhoods?**

These areas experience the highest housing costs in the County and while these urban areas provide for easier access to employment centers, public transportation, retail, medical and service providers, they have also have long been over looked for new development and investments. What's more, recently the housing and development boom in the area focused on expansion and new development, rather than on infill redevelopment. As identified in the strategic plan, there are many pocket communities throughout the county that have become neglected over the past decade or more.

### **Are There Other Strategic Opportunities In Any Of These Areas?**

Yes, many of these neglected communities are located in the more rural communities of the County and in the heart of the urban areas specifically within the municipalities of Cayce, and West Columbia. The concentrated efforts to redevelop these neighborhoods will no doubt have a larger impact on these communities which will serve as a development and investment catalyst for the entire County.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

<b>1 Priority Name</b>	<b>Substandard Owner Occupied Housing</b>
<b>Priority Level</b>	High
<b>Population</b>	Low Moderate Large & Small Families Families With Children Elderly
<b>Geographic Areas Affected</b>	The unincorporated and incorporated communities throughout the County of Lexington to include rural, urban and the suburban areas of the County to include Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.
<b>Associated Goals</b>	Lead-Based Paint Hazard Reduction  Owner Occupied Housing Rehabilitation
<b>Description</b>	CDBG & HOME Eligible Owner Occupied Rehabilitation Services
<b>Basis for Relative Priority</b>	In addition to input from the community, the cost burden experienced by low and very low income homeowners makes it difficult for existing homeowners to complete general repairs and maintenance on their homes.
<b>2 Priority Name</b>	<b>Homebuyer Assistance Program</b>
<b>Priority Level</b>	High
<b>Population</b>	Low Moderate Large Families Families with Children Elderly Public Housing Residents Veterans
<b>Geographic Areas Affected</b>	The unincorporated and incorporated communities throughout the County of Lexington to include rural, urban and the

	suburban areas of the County to include Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.
<b>Associated Goals</b>	Support for Homeownership Opportunities
<b>Description</b>	This program may include support for financial literacy training classes as well as first-time homebuyer seminars.
<b>Basis for Relative Priority</b>	Low-income renter households often find it difficult to save money for the purchase of a home. Increased opportunities for home ownership warrant increased production of affordable housing units and the development of loan programs with favorable terms.
<b>3 Priority Name</b>	<b>Septic Tank Repair Program</b>
<b>Priority Level</b>	High
<b>Population</b>	Low Moderate Large Families Families with Children Elderly Rural Residents
<b>Geographic Areas Affected</b>	It is estimated that there are tens of thousands of residents in the rural and unincorporated communities of the County and ensuring that there is adequate sewage treatment systems throughout the county is essential to quality of life and the health and safety of our residents. The geographic areas affected include areas in and around Batesburg-Leesville, Chapin, Gaston, Gilbert, Lexington, Pelion, Pine Ridge, South Congaree, Summit, and Swansea.
<b>Associated Goals</b>	Support for low and moderate income residents, elderly, rural residents, and sanitary services.
<b>Description</b>	This program will stabilize the quality of life for low and moderate income rural residents who do not have the resources to either maintain or make septic tank repairs.
<b>Basis for Relative Priority</b>	Low-income renter households often find it difficult to pay for emergency repairs and or the replacement of their septic system. It is estimated that in 2015 there are tens of thousands

	of County residents on septic systems.
<b>4 Priority Name</b>	<b>Housing for Non Homeless Special Needs Population</b>
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
<b>Geographic Areas Affected</b>	The unincorporated and incorporated communities throughout the County of Lexington to include rural, urban and the suburban areas of the County to include Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.
<b>Associated Goals</b>	Special Needs Housing
<b>Description</b>	This may include support for the development and operations of affordable housing opportunities for extremely low income households including homeless persons.
<b>Basis for Relative Priority</b>	The development cost pressures of recent growth in the region has limited the development and availability of permanent and affordable rental housing for individuals with special needs. Priority special needs populations include elderly persons, individuals with physical and/or mental disabilities, and the homeless
<b>5 Priority Name</b>	<b>Public Facilities and Infrastructure Development</b>
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Middle

	<p>Large Families  Families with Children  Elderly  Public Housing Residents  Individuals  Veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Persons with Disabilities  Non-Housing Community Development</p>
<b>Geographic Areas Affected</b>	<p>The unincorporated and incorporated communities throughout the County of Lexington to include rural, urban and the suburban areas of the County to include Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.</p>
<b>Associated Goals</b>	<p>Public Facilities and Infrastructure  Special Needs Housing</p>
<b>Description</b>	<p>This program will support the planning and development of adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and facilities for persons with special needs such as the homeless.</p>
<b>Basis for Relative Priority</b>	<p>During the needs assessment process the Grants Program Division was able to identify a myriad of infrastructure needs in Lexington’s low-and-moderate income areas. The needs ranged from water and sewer lines to sidewalks and streets and public facilities, to include community and youth centers.</p>
<b>5 Priority Name</b>	<b>Public Services</b>
<b>Priority Level</b>	High
<b>Population</b>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Public Housing Residents  Rural  Chronic Homelessness  Individuals  Families with Children</p>

	<p>Mentally Ill  Youth  Chronic Substance Abuse  Veterans  Persons with HIV/AIDS  Victim of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<b>Geographic Areas Affected</b>	<p>The unincorporated and incorporated communities throughout the County of Lexington to include rural, urban and the suburban areas of the County to include Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.</p>
<b>Associated Goals</b>	<p>Public Services</p>
<b>Description</b>	<p>This program will include support for public services related to youth services, employment training, and programs for the homeless, battered spouses and children, and persons with disabilities and meet a myriad of needs for the County’s low-and-moderate income populations.</p>
<b>Basis for Relative Priority</b>	<p>The County is home to a substantial number of residents that have area median household incomes of 30, 50 and 80 percent below media annual household family income. To this end, it is contingent upon the County to use its CDBG resources to improve the quality of lives for our community’s low –and-moderate income populations. Moreover, through the assessment process, our citizens ranked youth services programs as among the highest public service needs in the County.</p>
<b>6 Priority Name</b>	<b>The Promotion of Fair Housing Practices</b>
<b>Priority Level</b>	High
<b>Population</b>	<p>Extremely Low  Low  Moderate  Middle</p>

	<p>Large Families  Families with Children  Elderly  Public Housing Residents  Elderly  Public Housing residents  First Time Home Buyers  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence</p>
<b>Geographic Areas Affected</b>	<p>The unincorporated and incorporated communities throughout the County of Lexington to include rural, urban and the suburban areas of the County to include Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.</p>
<b>Associated Goals</b>	<p>Promotion of Federal Fair Housing Practices</p>
<b>Description</b>	<p>The County’s goal is to promote “the ability of persons, regardless of race, color, religion, sex, handicap, familial status or national origin, of similar income levels to have available to them the same housing choices.” The County of Lexington is working diligently to address its impediments to fair housing and has engaged the Columbia Urban League and the Community Relations Council to help educate our citizens as well as the banking, insurance, and realty communities.</p>
<b>Basis for Relative Priority</b>	<p>The County of Lexington recognizes that citizens have a general lack of knowledge regarding Fair Housing Practices. Section 104(b) (2) and 106(d) (5) of the Housing and Community Development Act of 1974 as amended, specifically require that the County certify that it will affirmatively further fair housing. Congress reiterated this affirmative obligation in the National Affordable Housing Act of 1990 (NAHA)</p>
<b>7 Priority Name</b>	<b>Lead-Based Paint Hazards Reductions</b>

<b>Priority Level</b>	High/Medium
<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
<b>Geographic Areas Affected</b>	The unincorporated and incorporated communities throughout the County of Lexington to include rural, urban and the suburban areas of the County to include Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.
<b>Associated Goals</b>	Lead-Based Paint Hazard Reduction Owner Occupied Housing Rehabilitation
<b>Description</b>	This program may include support for Lead-Based Paint Hazards remediation as a part of the County’s owner occupied minor home and comprehensive housing repair programs. Moreover, the County and its partners will continue to provide for education about the hazards, specifically for small children, related to lead-based paint.
<b>Basis for Relative Priority</b>	The hazards associated with lead-based paint are a greater concern for low income families that do not have the financial resources to make their homes lead safe.

Consistent with HUD’s mission, the County’s mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, the County of Lexington will embrace high standards of ethics, management and accountability and will continue to form new partnerships that leverage resources and improve HUD’s ability to be effective on the community level. The County has one simple but very ambitious goal: to continue to create a County of growth and opportunity for all by making our neighborhoods better places to work, live, and play.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 36 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

The Lexington County Office of Community Development’s Grant Programs Division is the Lead Agency for the CDBG and HOME programs in coordination with local and state agencies, as well as private groups and organizations. Other governmental entities involved in the implementation of this plan included: the Lexington County Planning, and GIS, Zoning and Finance Department offices, Clemson University, The Central Midlands Council of Governments, The Cayce Housing Authority, the United Way, The City of Columbia. This collaboration aided in avoiding duplication of efforts as well as improved the timing of projects. The successful implementation of the Strategic Plan will require continued coordination between the County and our municipalities, unincorporated areas, neighborhood associations, and service providers (i.e., emergency shelters, transitional housing providers, permanent supportive housing providers, and other agencies providing supportive services to the underserved populations of the County. An Intergovernmental Agreement between the County and its fourteen (14) municipal partners was executed during September of 2014 in order to maximize the coordination and leveraging of CDBG and HOME resources in order to positively impact our entire community.

## **SP-25 Priority Needs - 91.215(a)(2)**

### **Priority Needs**

#### **Table 37 – Priority Needs Summary**

The highest priority for the County of Lexington along with its municipal and non-profit partners is the continued revitalization of the County’s low-and-moderate income areas, or LMA’s through the promotion of the availability of decent and affordable housing by prioritizing funding for the rehabilitation of housing occupied by LMI households. Adequate public facilities and improvements, including but not limited to infrastructure and neighborhood revitalization, improves the living environments of residents and provides access to services, and enhances the availability of public services. The County is committed to assisting non-profits that aid all LMI residents (including women, children, fathers, elderly and persons with disabilities) in increasing their quality of life.

**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The County of Lexington will not utilize CDBG funds for TBRA.
TBRA for Non-Homeless Special Needs	The County of Lexington will not utilize CDBG funds for TBRA.
New Unit Production	As described in previous sections, the County of Lexington will continue to provide CDBG funding support for the planning and development of LIHTC developments throughout the County in order to provide affordable rental units for households at or below 60% AMI.
Rehabilitation	As described in previous sections, the County will continue to provide CDBG funding support for owner-occupied housing rehabilitation programs for households at or below 80% AMI in an effort to preserve affordable ownership opportunities.
Acquisition, including preservation	The County of Lexington will utilize CDBG funds to acquire lands for the following reasons, a) to remove slum & blight, b) to provide for public facilities and infrastructure improvements, or c) to better provide for public services delivery throughout the county. Moreover, the County will implement an aggressive housing acquisition and rehab program.

**Table 38 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

CDBG and HOME are the only formula entitlement grant funds the County of Lexington has received directly from HUD. Program Income for the 2014-2015 program years is anticipated to be \$1,428,522 for CDBG and \$466,084 for HOME. The projects identified in this Consolidated Plan will be funded from the County's PY 2015 CDBG and HOME allocations.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	<b>Federal</b>	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Infrastructure	\$1,428,522					This includes anticipated funding PY 2015 only.
<b>HOME</b>	<b>Federal</b>	Comprehensive Housing Repair CHDO Acquisition Admin and Planning	\$466,084					This includes anticipated funding PY 2015 only.

Table 39 - Anticipated Resources

### Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

A total of \$ 40,483.80 of leveraged funds (Program Income) is expected in this year's annual action plan. Per source, the amounts are as follows: \$ \$67,000 in local funds; The match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded through the use of CDBG and HOME funds. In addition, the County's grant staff goes out on at least a yearly basis and monitors each Subrecipient on site.

Staff reviews each file's documentation and also requests a copy of their audit to ensure that there are/were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, a yearly meeting is held for all Subrecipients to inform and help them implement a successful program and understand program requirements and guidelines.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Community facilities and services are available to all County residents in the quest to meet the day-to-day needs of the Lexington community and to enhance quality the overall quality of life. Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities. The Central Midlands Regional Transit Authority is a provider of fixed route bus service and demand-responsive Para-transit service for the more urbanized communities of Lexington. The CMRTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

**SP-40 Institutional Delivery Structure-91.215(K)**

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Lexington County Community Development Government	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	The incorporated and unincorporated communities of Lexington County
City of Columbia	Government	HOPWA/HIV	County of Lexington
United Way of the Midlands	Non-Governmental Organization	Homeless Remediation Strategies	The incorporated and unincorporated communities of Lexington County
Central Midlands Council of Governments	Regional Government Planning Authority	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	The incorporated and unincorporated communities of Lexington County
Town of Lexington	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	The incorporated and unincorporated communities of Lexington County
City of Cayce	Government	Economic Development Non	The incorporated and unincorporated communities of Lexington County
City of West Columbia	Government	Economic Development Non	The incorporated and unincorporated communities of Lexington County
Town of Swansea	Government	Economic Development Non	The incorporated and unincorporated communities of Lexington County

Town of South Congaree	Government	Economic Development Non	The incorporated and unincorporated communities of Lexington County
Town of Summit	Government	Economic Development Non	The incorporated and unincorporated communities of Lexington County
Town of Pine Ridge	Government	Economic Development Non	The incorporated and unincorporated communities of Lexington County
Town of Chapin	Government	Economic Development Non	The incorporated and unincorporated communities of Lexington County

There are several agencies that play a role in implementing the County of Lexington’s Five-Year Consolidated Plan. An Intergovernmental Agreement between the County and its fourteen municipalities was approved during the Fall of 2015 and includes the communities of Batesburg-Leesville, Chapin, Gaston, Gilbert , Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia.

The County of Lexington is the lead agency. The fourteen municipalities are considered Subrecipients of the County’s Entitlement Grant. The County of Lexington is responsible for program administration, monitoring, compliance, and evaluation of the CDBG and HOME Programs. The County also coordinates its efforts with other local, state, and federal institutions to address specific needs or to implement new programs. County staff understands how important it is for the integration and cooperation among the housing providers, community development, and social service providers in order to fill the gaps in its delivery system. Through active engagement of partners, the County works to strengthen its relationships to better utilize programs and resources and avoid duplication of efforts. The County is an active participant in coordinating activities among community partners in the affordable housing and community development delivery systems.

## Assess The Strengths and Gaps in the Institutional Delivery System

One of the strengths of the delivery system is the existing collaborative network of providers. The structure of implementing the Consolidated Plan requires strong participation by local organizations and stakeholders. The main gaps in the current delivery system are related to funding and staffing issues. Many non-profits are utilizing less and less funding to do the same amount of work, if not more work. The limited amount of resources available affects the number of people that can be housed with Section 8 vouchers or VASH vouchers, the number of people that emergency shelter can serve and are able to provide only so many public services at a reduced cost. Providers in the County of Lexington are doing as much as they can with the resources available.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	x	x	x
Legal Assistance	x	x	
Mortgage Assistance	x		
Rental Assistance	x	x	
Utilities Assistance	x	x	
<b>Street Outreach Services</b>			
Law Enforcement	x	x	
Mobile Clinics	x	x	
Other Street Outreach Services	x	x	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	x	x	
Child Care	x	x	
Education	x	x	x
Employment and Employment Training	x	x	x
Healthcare	x	x	x
HIV/AIDS	x		
Life Skills	x		
Mental Health Counseling	x	x	
Transportation			
<b>Other</b>			
Other			

Table 40 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The County of Lexington is part of the Continuum of Care (CoC), of the Midlands Area Consortium for the Homeless (MACH), a consortium representing 14 Counties across the Midlands of South Carolina, thereby allowing the County to pool its resources and effectively advocate for issues and initiatives aimed at helping to end homelessness. These services include homeless/emergency shelter, transitional housing, permanent supportive housing, supportive services, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services. Each year, a Point-in-Time (PIT) count is made of the persons residing in shelter and transitional facilities and living unsheltered in the County. MACH and the United Way are the lead agencies overseeing the County's 10-Year Plan implementation. Their mission is to empower individuals and families to restore hope, achieve stability, and thrive through quality support services, advocacy, and education. They will work to provide effective solutions and accessible services to eliminate chronic homelessness and to strengthen the County's effectiveness at addressing homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The County of Lexington works closely with each homeless organization. Local planning efforts have focused on various ways to address the issues of homelessness and chronic homelessness. The Midlands is making progress in the provision of housing and services to the chronic homeless within the Continuum. When individuals enter the CoC, their providers are able to implement case management and appropriate housing and supportive services to target their special needs. One concept is to prioritize affordable rentals for very low-income persons to prevent a slide into homelessness. Another way is to use grant funds and other funds to build affordable housing in areas of need. One of the gaps that exist in the system of providing homeless services is the overall lack of funding available to provide shelter housing, permanent housing, and wrap-around supportive services to the homeless populations in Lexington. Furthermore, funding cuts and position freezes make it difficult for staff to provide services. In addition, there is a need for more coordination among service providers as well, especially with the increased demand for services and the increase in the number of clients seeking assistance.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome gaps in the system, the County of Lexington will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make a project happen, address barriers associated with implementing activities, and coordinate efforts. Funding gaps must be filled by applying for and being successful in receiving grant funds like the ESG grant, the Outreach and Education Fair Housing Grant, which a partner will be applying for and utilizing for fair housing activities, financial management classes, foreclosure classes, and first time homebuyers education classes. Properly planned and coordinated service delivery among the many county-wide service providers is the key to shortening gaps in the institutional structure and service delivery system.

## SP-45 Goal Summary -91.25 (a) (4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Lead-Based Paint Hazards	CDBG Minor Home: <b>\$1,000,000</b>  HOME Comprehensive Housing: <b>938,000</b>	Owner Occupied Housing Rehabilitated:  100 Housing Unites
2	Homebuyer Assistance Program	2015	2019	Affordable Housing Neighborhood Redevelopment	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Fair Housing and Affordable Housing Goals	HOME Down Payment Assistance (DPA Program) <b>\$300,000</b>	Homebuyer Assistance Program  60 LMI residents will purchase homes, with assistance, through the DPA program.

3	Septic Tank Repair Program	2015	2019	Home Repair, Affordable Housing, Livable Environmental, Clean Water and Sewer	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Rural Residents Low and Moderate Families Elderly Residents	CDBG Septic Tank Repair Program \$350,000	Septic Tank Repair Program  50 LMI residents will be assisted through this program
4	Housing for Non-Homeless Special Needs Population	2015	2019	Homeless Non-Homeless Special Needs Housing Acquisition and Rehab/Resale/Rental	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Housing for Special Needs Populations Public Facilities and Infrastructure Development	Housing Acquisition, Rental and Rehab  CDBG \$576,000  HOME: \$510,000	Housing for Non-Homeless Special Needs Population  A minimum of 25 affordable housing units are made available to accommodate special housing needs in the County.

5	Public Facilities and Infrastructure Development	2015	2019	Ensure adequate and safe infrastructure to meet the basics needs of residents.	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Suitable Living Environment	Public Facilities and infrastructure Development  CDBG: 2,500,000	Public Facilities and Infrastructure Development  Fund projects that provide for public facilities, water, sewer, sidewalks, and other projects that will benefit Lexington's LMI population.
6	The Promotion of Fair Housing Practices	2015	2019	The Promotion of Fair Housing Practices	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Creating access and housing opportunities for all regardless of race, color, religion, sex, handicap, familial status, or national origin	CDBG: 100,000	The Promotion of Fair Housing Practices  Five Annual fair Housing Seminars and 10 workshops to include public housing residents, bankers, realtors and classes on fair housing, budgeting and finance, blockbusting and steering etc.

7	Lead-Based Paint Hazards Reduction	2015	2019	Lead-Based Paint Hazard Reduction in Owner Occupied Housing Rehabilitation	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities			Lead-Based Paint Hazards Reduction  The LBP testing and or remediation of 150 owner occupied units through the County's housing rehabilitation programs.
---	------------------------------------	------	------	--	--	--	--	--

Table 41 – Goals Summary

**Goal Descriptions**

<p><b>1. Goal Name</b></p> <p><b>Goal Description</b></p>	<p><b>Owner Occupied Housing Rehabilitation</b></p> <p>The highest priority for the County of Lexington and its partners is to continue to revitalize the communities throughout the County of Lexington through the promotion of the availability of decent housing by prioritizing funding for the rehabilitation of housing occupied by LMI households.</p>
<p><b>2. Goal Name</b></p> <p><b>Goal Description</b></p>	<p><b>Down Payment Assistance Program</b></p> <p>The County of Lexington, through collaboration with South Carolina Legal Services is aggressively funding its homebuyer assistance or down payment assistance program over the next five years.</p>

<p><b>3. Goal Name</b></p> <p><b>Goal Description</b></p>	<p><b>Special Needs Housing/Housing Acquisition and Rehab</b></p> <p>Development and/or support for the development and operations of affordable housing units for special needs populations including the homeless populations.</p>
<p><b>4. Goal Name</b></p> <p><b>Goal Description</b></p>	<p><b>Public Facilities and Infrastructure</b></p> <p>Adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and other public facilities. As part of the Five Year Consolidated Plan the County staff has identified rural communities as having needs for recreation infrastructure.</p>
<p><b>5. Goal Name</b></p> <p><b>Goal Description</b></p>	<p><b>Public Services</b></p> <p>The County of Lexington is committed to support a myriad public service organizations in the County as these organizations improve the lives of Lexington citizens through programs for children and persons with disabilities, assist our homeless, citizens struggling with food insecurity, in need of job training programs, public safety. The county as rule allocates approximately 13% of its annual CDBG allocation for public service programs.</p>
<p><b>6. Goal Name</b></p> <p><b>Goal Description</b></p>	<p><b>Lead Based Paint Hazard Reduction</b></p> <p>The County is committed to address hazards associated with Lead Based Paint. This is a focus for youth and adults as well. This program is conducted in cooperation with our home owner occupied rehabilitation program. All homes built prior to 1979 are properly tested and, when required, lead remediation is conducted as part of the over-all rehabilitation efforts.</p>

<p><b>7. Goal Name</b></p> <p><b>Goal Description</b></p>	<p><b>Promotion of Fair Housing Practices</b></p> <p>This will include all Fair Housing activities carried out by the Count of Lexington, its CHDO's, and nonprofit organizations such as Community Relations Council and Columbia Urban League.</p>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Over the next five years (2015-2019) the County of Lexington anticipates rehabilitating a minimum of 100 single family housing units. Moreover, the County will work with CHDO's and for profit and on profit developers to increase the availability of single-family and multi-family housing units to include housing for seniors, the homeless and persons with disabilities. The County of Lexington will continue to support Public Services and assist at least 20,000 residents through enhanced public services to include the support of food stability programs, fair housing seminars, youth sports programs, programs for seniors, job training programs and programs for youth and persons with disabilities. Lead-based Paint Hazard Reduction – every pre 1978 unit will have a lead inspection/risk assessment that is accessed for housing rehabilitation. When lead is found, it will be remediated by a lead certified contractor. It is estimated that nearly 27,000 units in the County have issues of lead abatement (2011 CHAS). Over the next five years the County of Lexington will aggressively educate and promote activities associated with issues of fair housing. It is anticipated that the County's fair housing efforts over the next five years will impact more than 1,000 persons. Finally, the Grant Programs Divisions believes that 10,000 or more persons throughout the County of Lexington will benefit from new or improved infrastructure improvements in low-income neighborhoods and at least 75 low-and-moderate income residents will benefit from workforce training programs supported by CDBG funding. The County of Lexington is a responsible and ethical steward of the resources provided to us for the betterment of our community and we believe that we will continue to make a positive impact in our community.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The CHA is in compliance with Section 504. In the original forty units of construction, two units meet the ADA standards: one in the family unit complex (Poplar and Wilkerson) and one in the elderly complex (Spencer Place). The CHA does not have any identified needs for its residents in terms of a waiting list for handicapped housing. If a resident has need for Reasonable Accommodation for entry to a public housing unit, the CHA has purchased several handicapped ramps that can adjust to any unit entrance. These are stored in the Central Warehouse until a resident makes the request and has the medical documentation for assistance.

The Cayce Housing Authority has several programs available to housing authority clients/clients Including: 1) Family Self-Sufficiency, 2) Financial Literacy Education, 3) First Time Homebuyer Education and 4) a potential homebuyer support program, these are activities geared toward increasing resident involvement:

1. All of the communities at the Cayce Housing Authority have representatives that participate in a Community Club that meets every other month. Residents can provide input to management as to concerns. The Club also coordinates special events for public housing residents.
2. All of the communities at the Cayce Housing Authority (CHA) have representatives that participate in a Community Club that meets every other month. Residents can provide input to management as to concerns. The Club also coordinates special event for public housing residents.
3. The CHA's primary focus for public housing residents is the safety of those residents. The CHA works closely with the City of Cayce Police Department and Lexington County Sheriff's Department to insure that residents can live safely in those units. All crimes reported (regardless of the offense, whether minor or major) by the CHA Director of Security to the Executive Director on a weekly basis and a report is sent to the CHA Board of Commissioners for every meeting.
4. The CHA has an extensive network of partners to provide case management for all public housing residents. These partnerships provide a variety of educational, cultural, and recreational programs for residents. There are also individual programs designed strictly for elderly persons residing at Spencer Place. Additionally, the CHA has a Career Development Program that provides a comprehensive training for residents wanting

employment or wanting to improve their work status (part-time to full-time and or positions with higher salaries). The CHA also maintains a listing of available jobs in the area and works with local employers to identify potential employment. All of these programs are free to residents. Case managers are also available to work with families on establishing goals such as credit repair, educational attainment, and counseling with individual problems. Case Managers have been trained in VAWA (Violence Against Women Act) compliance.

5. One of the most important programs for residents is Homeownership Training. The CHA offers a 16 hour course in becoming a homeowner: financing a home, credit worthiness, budgeting, landscaping, home maintenance, and basic terminology for mortgages. Completion of this program also enables public housing residents to participate in special homeownership programs offered through community development agencies and local banks and financial institutions.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

This is not applicable

**Plan to remove the 'troubled' designation**

This is not applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Fair housing has been long been an important issue in American urban policy – a problem born in discrimination and fueled by growing civil unrest that reached a boiling point in the Civil Rights Movement. The passing of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem – but it was far from a solution. Since the passing of the Act community groups, private business, concerned citizens, and government agencies at all levels have worked earnestly at battling housing discrimination. The Fair Housing Act mandates that the Department of Housing and Urban Development (HUD) ‘affirmatively further fair housing’ through its programs. Towards this end HUD requires funding recipients to undertake fair housing planning (FHP) in order to proactively take steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

According to the most recent Census, as of 2011 the population of Lexington County was placed at 269,291, representing a 52% population growth since 2000 (CHAS 2011). Moreover, between 2000 and 2011 the total number of households increased some 22% from 85,806 in 2000 to 105,112 by 2011 (2011 ACS). This impressive growth has undoubtedly brought many economic benefits to the area. But it also brings challenges. Such growth puts upward pressure on housing prices, pushing adequate housing out of affordable reach for many low and middle income families. In general minorities and elderly populations tend to face a disproportionate burden of this phenomenon. Lack of affordability only exacerbates the still present historical issues of housing discrimination that racial, ethnic, and other protected minorities have struggled with for decades. As such, a lack of affordability remains the top barrier in Horry County. The most recent Census estimates that some 24,000 County households are cost burdened and paying 30% or more of their incomes on housing costs (2011 ACS). This includes 9,550 renters in the County and 10,074 homeowners designated as being cost burdened. The lack of LIHTC units being produced in the market and the limited availability Housing Choice Vouchers leads to very few options for low income households. Beyond housing costs that are out of reach for many residents, the County of Lexington’s existing Analysis of Impediments identified the following impediments:

- Limited Affordable Housing
- Lack of Awareness Concerning Discrimination and Fair Housing
- Limited Housing Options for Homeless and Special Needs Populations
- Insufficient Energy Efficiency
- Limited Public Transportation
- Excessive Loan Denials
- Lack of Education

The County of Lexington's Grant Programs Division has taken great pains in identifying the impediments and systematically attempting to address these barriers with assistance from our non-profit organizations and subrecipients.

### **Strategies to Remove or Ameliorate the Barriers to Affordable Housing**

The County of Lexington plans to continue thoughtfully and deliberately address the issue of affordability by continuing to provide funding for the availability of affordable housing, to include single family units and support for multifamily developments throughout the incorporated and unincorporated communities in the County. Over the next five years we intend to implement the following strategies aimed at ameliorating the barriers to Affordable Housing:

- Partnerships with the South Carolina Human Affairs Commission for the investigation, review, of rulings and complaints. This also includes collaborations with the South Carolina Fair Housing Center as well, located in downtown Columbia.
- Increase collaborations with the Cayce Housing Authority to provide annual programming and education on issues of fair housing, as well as credit counseling and issues of budgeting.
- The funding of programs and services with the Urban League and Community Relations Council to educate citizens as well as representatives from the realty, banking and mortgage communities on fair housing standards and practices.
- In an effort to address the limited availability of public transportation, in 2014 the County of Lexington collaborated with the Town of Springdale, Lexington Medical Center, and the cities of West Columbia and Cayce to provide two additional mass transportation (bus) routes along our urban corridors to include stops at the Medical Center and Midlands Technical College.
- The County has also engaged the Lexington Public Library in an effort to educate our youth on the importance of fair housing/diversity issues.
- The County of Lexington's Grant Programs Division staff oversees fair housing programs including the monitoring, referrals, education, distribution of materials and coordination with community groups, subrecipients etc. A complete Analysis of the County's Impediments to Fair Housing may be found at: **[www. http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/AnalysisofImpedimentsstoFairHousingChoice.aspx](http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/AnalysisofImpedimentsstoFairHousingChoice.aspx)**

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The County of Lexington is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. It is difficult to accurately measure the number of persons at risk of becoming homeless. It is impossible to gauge at any one time the number of people who are threatened with eviction, unemployment, foreclosure, or termination of utilities. Families and individuals are at-risk of becoming homeless when they no longer have any cushion against the perils of life. Most commonly, a family is at-risk when it lives paycheck-to-paycheck without any savings for sudden emergencies. Lexington service providers work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each component of the continuum. A strategy to address homelessness in the CoC is to strengthen and enhance these existing assets.

### **Addressing the emergency and transitional housing needs of homeless persons**

MACH, faith-based organizations and the Midlands Housing Alliance (Transitions) are in the process of reviewing a comprehensive strategy that will assist in the mitigation of homelessness in our community. What's more, as part of the strategic planning initiative these organizations will include goals set-out by the Federal Government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) Finish the job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans in 5 years; 3) Prevent and end homelessness for families, youth, and children in 10 years; 4) Set a path to ending all types of homelessness.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

In regards to goals for eliminating chronic homelessness, the County of Lexington works closely with our municipalities, community leaders, and other stakeholders to accomplish this goal. A more coordinated effort in the County is underway by Christ Central Ministries which is creating additional housing for individuals transitioning from chronic homelessness. The faith based organization currently operates the following homeless shelters in the County of Lexington, which includes sheltering for mothers and youth, families, fathers and veterans:

- **Chris Meyers' Children's Place-** A family campus in Lexington that provides housing for families in need. The facility, operated by Christ Central Ministries, works with mothers and children to encourage mental, physical, emotional, and spiritual growth.

- **Midlands Transitional Retreat** –The Central Midlands Transitional Retreat is a housing facility in Lexington designed exclusively for Veterans of the United States Armed Forces. In addition to transitional housing, the facility provides financial, counseling, education, training and employment consultation. The Retreat provides emotional, physical, and mental stabilization for 75 veterans annually.
- **Samaritan’s Well-Shelter for Women**-Homeless shelter for women and women with children (to include males of up to 12). The facility also offers life skills training as well.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Each year the County of Lexington without a doubt, through the support of its subrecipients is both directly and indirectly assisting individuals from becoming homeless once they are discharged from publicly funded institutions through our support of the job training programs with Goodwill and the Fatherhood Initiative, our collaborations with the Cayce Housing Authority, or support of training and counseling services for Sistercare, Inc, a local non-profit which advocates on behalf of battered spouses and their children and finally through our support of food stability programs which are CDGB through Lexington Interfaith Community Services (LICS) and Harvest Hope Food Bank. Moreover, working with the Central Midlands Council of Governments, area non-profits, as well as its fourteen (14) municipalities, Lexington County has targeted significant CDBG and HOME resources within the low-income areas described in this Plan. Each year the County works to leverage these resources, which in turn acts as catalyst to spur additional public and private investment in our Low and Moderate Income areas and serves to increase the quantity and quality of affordable housing, as well as help low-to-moderate income residents acquire the skills necessary to improve their employment opportunities.

## **SP-65 Lead based paint Hazards – 91.215(I)**

The Lexington County Department of Community Development is one of the major providers of residential rehabilitation financing and management in the Plan area. Consequently, the department takes very seriously the concern of addressing the abatement of lead-based paint (LBP). Lead based paint in residential units poses severe health and behavioral threats to children. Blood lead levels as low as 10mcg/dl have been associated with learning disabilities, behavior problems, kidney damage, impaired vision and hearing. As of September 2000, all HUD-funded rehabilitation is required to address potential lead hazards through a cost based requirements analysis.

The South Carolina Department of Health and Environmental Control (DHEC) investigates childhood lead poisoning in the County, however this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. As a matter of County practice all housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. Also, information will be distributed regarding lead-based paint to all residents that participate in any housing program. The County, therefore, will continue to support programs available through DHEC and has developed a lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through all CDBG and HOME program. What's more, the County has contracted the services of a company whose sole focus is the remediation of lead based paint hazards. In the event that children are present in a home, the County will relocate residents/homeowners prior to the commencement of work. Moreover, each staff member is familiar with the HUD website governing the identification and abatement of lead based paint at [www.hud.gov/lea/leadhelp.html](http://www.hud.gov/lea/leadhelp.html).

### **Estimation of Abatement Needs for Lead Based Paint in Housing**

No local estimate of this hazard is known, so national estimating guidance has been relied on to create an estimate. No projection to 2011 is attempted, as the number of affected residences can only diminish as dwellings are abated or destroyed, and as no lead based paint has been produced in the U.S. since 1978.

According to national statistics, the most critical housing stock for lead based paint consists of Housing constructed prior to 1940. The majority of the County's pre 1940 construction is geographically located in the urbanized centers of Cayce and West Columbia, as well as the community of Batesburg-Leesville, which in the early history the County had been on an official stagecoach route.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Over the previous five years and in subsequent years the County of Lexington will continue to target a significant amount of its CDBG and HOME resources within the low-income areas of the County and toward the goals outlined in the Plan. The CDBG and HOME funds that the County receives from the U.S. Department of Housing and Urban Development is a catalyst that spurs additional public and private investment of capital and services to increase the quantity and quality of affordable housing and assist our low to moderate income residents in acquiring the needed information, knowledge and skills to improve their economic opportunities. The County of Lexington's anti-poverty strategy which centers on stable housing, strategies to end homelessness, public housing and non housing community development needs..together form comprehensive plan aimed at reducing the number of families that fall through the cracks and below the poverty level. In speaking with subrecipients and those in the field, in their opinions poverty centers around four major issues

- Affordable Housing
- Economic Opportunities/Job Creation
- Affordable Child Care
- Support of Mental Health Services

Armed with this knowledge, the County knows that it cannot singlehandedly end poverty in the County, however Grant Management staff can be strategic in how it uses its Five Year Plan and Annual Action Plan in supporting community based efforts that help support ongoing affordable housing opportunities through its owner occupied housing rehabilitation programs and DPA program, the funding of job training programs and after school care. What's more, the County provide CDBG funds for a family health care center which is also providing mental health services to the community. We acknowledged that the reduction of poverty in our community is a long term investment and will support the goals and strategies that are aimed at mitigating the impact of poverty on our families and communities.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

In order to ensure that our programs are being carried out in accordance with the Consolidated Plan and in a timely manner, the County implements an annual and ongoing process of monitoring and evaluation. The County of Lexington's Grant Programs Division reviews all CDBG and HOME funded program accomplishments in light of the goals and objectives established. Our CDBG and HOME Administrators monitor all projects, Davis-Bacon wage rate requirements, and works diligently to meet all federal transparency requirements. The information gleaned throughout the monitoring processes provides the County with an opportunity to determine what programs and/or strategies are working, what benefits and outcomes are achieved, what needs are being met, as well as what objectives are being accomplished. The County implements its monitoring plan in accordance with the requirements set forth by subsection 91.230 and will adapt this to be consistent with future Annual Action Plans. The implementation of the monitoring plan may require periodic telephone contacts, written communications, and data collection, submission of reports, and periodic meetings and workshops. HUD requirements, such as the Consolidated Annual Performance and Evaluation Report (CAPER) and use of the Integrated and Disbursement Information System (IDIS), will also assist in the monitoring of goals and objectives.

## Expected Resources

### Annual Action Plan

#### AP-15 Expected Resources – 91.220(c)(1,2)

##### Introduction

CDBG and HOME are the only formula entitlement grant funds that the County of Lexington receives directly from HUD. During Program Year 2015, the County anticipates receiving \$21,478 in program income from CDBG and \$19,005 in program income from HOME. The projects listed will be funded through the County 2014-2015 CDBG Allocation of \$1,428,522 and its HOME allocation of \$466,084.

##### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	<b>CDBG</b>		<b>1,428,522</b>	<b>21,478</b>				Please see distribution below
<b>HOME</b>	<b>HOME</b>		<b>466,084</b>	<b>19,005</b>				Please see distribution below
Minor Home Repair	<b>CDBG</b>		<b>186,392</b>				<b>186,392</b>	County-wide owner occupied housing repair program
Acquisition and Affordable Housing	<b>CDBG</b>		<b>115,251</b>					Affordable Housing and Acquisition Program
Comprehensive Housing Repair Program	<b>HOME</b>		<b>187,618</b>				<b>187,618</b>	County-wide owner occupied housing repair program
Acquisition and Affordable Housing	<b>HOME</b>		<b>101,945</b>				<b>101,945</b>	Affordable Housing and Acquisition Program

CHDO	HOME		69,913				69,913	Non-Profit Community Development Housing Program for Affordable Housing.
Program Administration	HOME		46,608				46,608	Administrative Costs for Managing the HOME Program.
County of Lexington Match	HOME		39,000				39,000	General Fund Match
Pelion Water Line	CDBG		300,000				300,000	Joint Municipal Water and Sewer Commission to replace/add waterline in Pelion Community along Old Highway 378 and Pelion Airport.
Shelter Upgrades Sistercare Inc.	CDBG		25,000				25,000	Infrastructure upgrades to shelter for battered spouses and children, to include kitchen and flooring improvements
Water Tower Remediation	CDBG		125,000				125,000	Water Tower Remediation and repair to Town of Batesburg Leesville Tower. Will improve water quality.
Sidewalk Infrastructure Improvements/ADA Compliance	CDBG		100,000				100,000	The Town of Swansea is requesting CDBG funds to construct a new ADA compliant sidewalk along Route 6 to Lexington Medical Center

Community Relations	<b>CDBG</b>		<b>20,000</b>				<b>20,000</b>	The Community Relations Council is providing fair housing education throughout the County of Lexington in an effort to adequately address its impediments to fair housing to include educating citizens, realtors, and banking professionals.
Job Training Program for low-and-moderate income residents	<b>CDBG</b>		<b>15,477</b>				<b>15,477</b>	Goodwill Industries will provide job training for approximately 12 unemployed/underemployed low-and-moderate income residents.
Youth Feeding Program	<b>CDBG</b>		<b>44,200</b>				<b>44,200</b>	Harvest Hope Food Bank to address food instability for youth at elementary, middle and high schools throughout the County
Feeding Program, Elderly and Low-and-moderate income residents	<b>CDBG</b>		<b>30,000</b>				<b>30,000</b>	Lexington Interfaith Community Services (LICS) to address food instability, countywide.
Support for Transitional Housing for Homeless	<b>CDBG</b>		<b>15,000</b>				<b>15,000</b>	Support for Transitions Homeless Facility to include Lexington Intake Counselor, Hygiene and Kitchen Supplies

After School Programming for Children with Disabilities	CDBG		35,781				35,781	In partnership with the Irmo-Chapin Recreation Commission the County is addressing a non- housing community development needs.
Sensory Room for Children/Persons with Sensory Disorders/Disability	CDBG		7,259				7,259	In partnership with the Irmo-Chapin Recreation Commission the County is addressing a non- housing community development needs.
Recreation Equipment Rental Program for Youth of Low-and-Moderate Income	CDBG		15,000				15,000	In partnership with the Irmo-Chapin Recreation Commission the County is addressing a non- housing community development needs.
Program Administration	CDBG		280,375				280,375	Program Administrative Costs for CDBG
HOME Project Delivery Costs	CDBG		33,895				33,895	Project Delivery Costs associated with the comprehensive repair, CHDO, and HOME Acquisition and Affordable Housing programs.

Table 42 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

A total of \$ \$107,000 of leveraged funds is expected in this year's annual action plan. Per source, the amounts are as follows: \$67,000 in local funds; and \$40,000 in private funds. The match/leveraged funds are satisfied in each project by the Subrecipients documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded with using either CDBG or HOME funds. In addition, County CDBG and HOME staff goes out on at least a yearly basis and monitors each Subrecipient. Staff reviews each file's documentation and also requests a copy of their audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, an annual meeting is held for all Subrecipients to inform and help them implement a successful program.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

### **Discussion**

Community Facilities are services available to all residents of The County of Lexington to meet the day-to-day needs of the community and to enhance quality of life. The County of Lexington is one of the fastest growing counties in the state. The Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities. It is important to note that the Lexington County Public Library is a tremendous resource to the County citizens in that it has 11 branches which offer free Wi-Fi, computer access, as well as resume and computer literacy training. The County's library system is helping to close the digital divide for our low and moderate income residents and assisting them with 21<sup>st</sup> Century skills in order to be successful in job placement and school.

The Central Midlands Regional Transit Authority (CMRTA) is a provider of fixed route bus service and demand responsive Para-transit service for portions of Lexington County. The transit service offers year-round service seven days a week. All buses and most shuttles or vans are wheelchair accessible. Coast RTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

## Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Lead-Based Paint Hazards	CDBG Minor Home: <b>\$1,000,000</b>  HOME Comprehensive Housing: <b>938,000</b>	Owner Occupied Housing Rehabilitated:  100 Housing Unites
2	Homebuyer Assistance Program	2015	2019	Affordable Housing Neighborhood Redevelopment	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Fair Housing and Affordable Housing Goals	HOME Down Payment Assistance (DPA Program) <b>\$300,000</b>	Homebuyer Assistance Program  60 LMI residents will purchase homes, with assistance, through the DPA program.

3	Septic Tank Repair Program	2015	2019	Home Repair, Affordable Housing, Livable Environmental, Clean Water and Sewer	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Rural Residents Low and Moderate Families Elderly Residents	CDBG Septic Tank Repair Program \$200,000	Septic Tank Repair Program  25 LMI residents will be assisted through this program
4	Housing for Non-Homeless Special Needs Population	2015	2019	Homeless Non-Homeless Special Needs Housing Acquisition and Rehab/Resale/Rental	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Housing for Special Needs Populations Public Facilities and Infrastructure Development	Housing Acquisition, Rental and Rehab  CDBG \$576,000  HOME: \$510,000	Housing for Non-Homeless Special Needs Population  A minimum of 25 affordable housing units are made available to accommodate special housing needs in the County.

5	Public Facilities and Infrastructure Development	2015	2019	Ensure adequate and safe infrastructure to meet the basics needs of residents.	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Suitable Living Environment	Public Facilities and infrastructure Development  CDBG: 2,500,000	Public Facilities and Infrastructure Development  Fund projects that provide for public facilities, water, sewer, sidewalks, and other projects that will benefit Lexington's LMI population.
6	The Promotion of Fair Housing Practices	2015	2019	The Promotion of Fair Housing Practices	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities	Creating access and housing opportunities for all regardless of race, color, religion, sex, handicap, familial status, or national origin	CDBG: 100,000	The Promotion of Fair Housing Practices  Five Annual fair Housing Seminars and 10 workshops to include public housing residents, bankers, realtors and classes on fair housing, budgeting and finance, blockbusting and steering etc.

7	Lead-Based Paint Hazards Reduction	2015	2019	Lead-Based Paint Hazard Reduction in Owner Occupied Housing Rehabilitation	All incorporated and unincorporated areas of the County, to include all fourteen (14) municipalities		\$75,000	Lead-Based Paint Hazards Reduction  The LBP testing and or remediation of 25 owner occupied units through the County's housing rehabilitation programs.
---	------------------------------------	------	------	--	--	--	----------	---

**Table 43 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Please find below project categories, service providers, funding allocations and goal beneficiary estimates for each project.

#### Projects

#	Project Name
1	Public Services
2	Housing Programs
3	Infrastructure & Public Facilities
4	Count of Lexington Administration
5	County of Lexington Neighborhood Improvements *Housing Rehabilitation & Septic Tank

Table 44 – Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Grant Program Division’s funding distribution is based upon on our annual allocations, the priorities as identified during the community assessment process to include a market analysis and an analysis of housing needs and the housing cost burden experienced by County residents. Moreover, consideration and consultation was also sought from the County’s (14) municipalities and took into consideration housing, infrastructure and public facilities, the needs of our homeless and non homeless community development needs. Moreover, a grants advisory committee reviewed application and the project determinations for PY 2015 followed an extensive application and review process.

## AP-38 Project Summary

### Project Summary Information

Project Name	County of Lexington Public Services
<b>Target Area</b>	Incorporated and unincorporated areas of the County
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDG: \$167,717 Total Allocation
<b>Description</b>	This project category will include The County of Lexington Public Services Activities
<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Community Relations Council /Fair Housing Initiative - \$20,000</li> <li>• Goodwill Industries Job Training Program -\$15,477</li> <li>• Harvest Hope Food Bank Backpack Child Feeding Program-\$44,200</li> <li>• Irmo Chapin Recreation Commission After School Program for Youth with Disabilities - \$35,781</li> <li>• Irmo Chapin Recreation Commission Sensory Room for Children with Autism - \$7,259</li> </ul>

	<ul style="list-style-type: none"> <li>• Irmo Chapin Recreation Commission Athletic Equipment Rental- \$15,000</li> <li>• Lexington Interfaith Community Services Meals with a Mission -\$30,000</li> <li>• Transitions Homeless Facility – Intake Counselor and Hygiene/Kitchen/Laundry materials-\$15,000</li> </ul>
<b>Project Name</b>	<b>County of Lexington Housing Programs</b>
<b>Target Area</b>	<b>County of Lexington</b>
<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation Special Needs Housing Promotion of Fair Housing Practices Support for Homeownership Opportunities
<b>Needs Addressed</b>	Substandard Owner-Occupied Housing Housing for Special Needs Populations Lead-Based Paint Hazards Reductions Fair Housing Awareness Homebuyer Assistance
<b>Funding</b>	CDBG: \$381,535 HOME: \$247,618
<b>Description</b>	This project will include all of the County Housing Program Activities.
<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Minor Home Housing Repair Programs (CDBG) – \$186,392</li> <li>• Comprehensive Housing Repair Programs (HOME)- \$187,618</li> <li>• Housing Acquisition &amp; Rehab (CDBG)-\$115,251</li> <li>• Housing Acquisition &amp; Rehab (HOME)- \$101,945</li> </ul>

	<ul style="list-style-type: none"> <li>• CHDO (HOME)- \$69,913</li> <li>• Septic Tank Repair Program- \$79,892</li> <li>• Down Payment Assistance Program- \$60,000</li> </ul>
<b>Project Name</b>	<b>County of Lexington Infrastructure Project</b>
<b>Target Area</b>	<b>The Town of Pelion</b>
<b>Goals Supported</b>	<b>Public Facilities and Infrastructure/Economic Development</b>
<b>Needs Addressed</b>	<b>Public Facilities and Infrastructure Development</b>
<b>Funding</b>	<b>CDBG: \$300,000</b>
<b>Description</b>	Extension of approximately 5,000 LF of 10" water main along Old Charleston Road from Highway 302 to the Pelion Airport.
<b>Planned Activities</b>	<b>Joint Municipal Water and Sewer Commission – Pelion Water Line</b>
<b>Project Name</b>	<b>County of Lexington Infrastructure Project</b>
<b>Target Area</b>	<b>The Town of Batesburg-Leesville</b>
<b>Goals Supported</b>	<b>Public Facilities and Infrastructure</b>
<b>Needs Addressed</b>	<b>Public Facilities and Infrastructure, Economic Development</b>
<b>Funding</b>	<b>CDBG: \$125,000</b>
<b>Description</b>	Ensure adequate and safe infrastructure to meet the basics needs of residents.

<b>Planned Activities</b>	Repair and paint interior and exterior surface of an elevated tank within the corporate limits of Batesburg-Leesville. The 150,000 gallon Wellington Tank is located on North Hendrix Street in the Town of Batesburg-Leesville.
<b>Project Name</b>	County of Lexington Infrastructure Project
<b>Target Area</b>	<b>City of Cayce, County of Lexington</b>
<b>Goals Supported</b>	Public Facilities and Infrastructure Special Needs-Non Homeless Population Battered Spouses and Children Limited Clientele
<b>Needs Addressed</b>	<b>Public Facilities and Transitional Facilities</b>
<b>Funding</b>	<b>CDBG: \$25,000</b>
<b>Description</b>	Facility Upgrade for Sistercare Battered Spouse and Children Lexington Shelter in Cayce, South Carolina. Roughly
<b>Planned Activities</b>	CDBG funds for this project will be used to renovate the kitchen and install carpeting at the Lexington County shelter for battered women and their children.
<b>Project Name</b>	County of Lexington Infrastructure Project
<b>Target Area</b>	Town of Swansea, South Carolina
<b>Goals Supported</b>	Public Facilities and Infrastructure

<b>Needs Addressed</b>	Ensure adequate and safe infrastructure to meet the basics needs of residents.
<b>Funding</b>	CDBG: \$100,000
<b>Description</b>	This project consists of installation of infrastructure to Swansea. The Town is requesting CDBG funds to construct a new ADA Compliant Sidewalk along Route 6 to Lexington Medical Center, up I W Hutto to Freshman Academy. Swansea is > 51% LMI. Funds would greatly improve safety and accessibility for Town Residents.
<b>Planned Activities</b>	This project will benefit approximately 864 residents of the Town of Swansea, of whom 51% or 440 are designated as LMI. The project will take place in Census Tract 208.03.

## AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

### Geographic Distribution

Target Area	Percentage of Funds
Town of Pelion	21%
Town of Batesburg-Leesville	9%
Town of Swansea	7%
City of Cayce	2%
Irmo/Chapin	4%
City of Columbia	1%
Incorporated & Unincorporated Lexington (CDBG)	34%
Incorporated & Unincorporated Lexington (HOME)	90%

Table 45 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Grant Programs Division staff is 100% confident in the geographic distribution of CDBG and HOME funds. The allocations were reviewed and analyzed by the County of Lexington's Grant Advisory Committee and projects were ranked according to need and followed a rigorous application process. Moreover, the County holds intergovernmental agreements with all fourteen (14) municipalities in the County and ensures that each of the community's has access to CDBG and HOME funds once a project has been deemed eligible. Moreover, food bank Programs, job training, as well as the County's housing program are available to low-and-moderate income residents Countywide, regardless of where one lives.

### Discussion

As part of this Consolidated Planning effort, Grant Programs Division staff has taken great pains to ensure that the County is addressing infrastructure and public facilities, public services, and housing programs countywide in order to address the needs of our community's low-and-moderate income residents. Additionally, the County operates several programs to include its CDBG and HOME funded owner-occupied housing rehabilitation programs, septic tank repair program, public services, and DPA program that are open to all low-and-moderate income persons in the County with their being no geographic segregation. The County of Lexington has several pockets of poverty.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

During Program Year 2015, the County of Lexington along with its municipal partners and its non profit and for profit housing developers will work diligently through the use of CDBG and HOME funds toward the development and preservation of affordable housing. We will accomplish this through the use of four broad categories:

- 1) owner occupied housing repair programs (minor home, septic tank and comprehensive housing repair program)
- 2) our ongoing support of homeless prevention services and operations
- 3) The support of organizations such as habitat for humanity and our certified CHDO's
- 4) The County of Lexington's DPA (Down Payment Assistance Program)

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	211
Non-Homeless	400
Special-Needs	40
Total	651

**Table 46 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5 CHDO
The Production of New Units	0
Rehab of Existing Units	25
Acquisition of Existing Units	5
Total	30

**Table 47 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The County of Lexington works with the Cayce Housing Authority and the State Department of Housing and Finance; the Cayce Housing and the State Department of Housing and Finance offers Section 8 Housing Choice Vouchers and does not have any public housing units. The CHA has a small number of public housing units as well as Section 8 Housing Choice Vouchers. The County has recently engaged the Cayce Housing Authority in an effort to collaborate, through the use of HOME funds in expanding the availability of public housing the community.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(I)**

### **Introduction**

The County of Lexington is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. It is difficult to accurately measure the number of persons at risk of becoming homeless. Moreover, it is impossible to gauge at any one time the number of people who are threatened with eviction, unemployment, foreclosure, or termination of utilities. Families and individuals are at-risk of becoming homeless when they no longer have any cushion against the perils of life. Most commonly, a family is at-risk when it lives paycheck-to-paycheck without any savings for sudden emergencies. The County's elderly and families are the face of the homeless in Lexington. Experts in the field suggest that if the County can somehow assist entities that addressing issues of mental illness and invest in job training and work development programs, then our community would begin addressing issues of chronic homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

Service providers in the County of Lexington will work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each component of the continuum. A strategy to address homelessness in the CoC is to strengthen and enhance these existing assets. In regards to goals for eliminating chronic homelessness, The County of Lexington works closely with other municipalities, community leaders, and other stakeholders to accomplish this goal. Christ Central Ministries current operates shelters for women and children, families, and veterans facing homelessness. What's more, the faith-based organization has purchased property and intends to open additional shelters for young (teenage) males, families and others within the next five years. As part of the strategic planning initiative these organizations will include goals set-out by the Federal Government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) Finish the job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans in 5 years; 3) Prevent and end homelessness for families, youth, and children in 10 years; 4) Set a path to ending all types of homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County of Lexington, our non-profit organizations and municipal partners will continue to dedicate funding and support the operations of expansion of existing emergency shelters throughout the county.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Each year the County of Lexington without a doubt, through the support of its subrecipients is both directly and indirectly assisting individuals from becoming homeless once they are discharged from publicly funded institutions through our support of the job training programs with Goodwill and the Fatherhood Initiative, our collaborations with the Cayce Housing Authority, or support of training and counseling services for Sistercare, Inc, a local non-profit which advocates on behalf of battered spouses and their children and finally through our support of food stability programs which are CDGB through Lexington Interfaith Community Services (LICS) and Harvest Hope Food Bank. Moreover, working with the Central Midlands Council of Governments, area non-profits, as well as its fourteen (14) municipalities, Lexington County has targeted significant CDBG and HOME resources within the low-income areas described in this Plan. Each year the County works to leverage these resources, which in turn acts as catalyst to spur additional public and private investment in our Low and Moderate Income areas and serves to increase the quantity and quality of affordable housing, as well as help low-to-moderate income residents acquire the skills necessary to improve their employment opportunities.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The most recent Analysis of Impediments to Fair Housing identifies six areas of concern. The barriers to addressing housing needs, such as demand for both renter and owner-occupied housing units (based on the current inventory of rental units), fair market rent for these units, the current waiting lists for public housing, and the income levels of those experiencing housing problems clearly show a need for affordable rental units. Additionally, the disproportionate level of low wages as compared to high cost of available rental units is another barrier for LMI individuals.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The County of Lexington's Grant Programs Division through its housing acquisition and rehabilitation programs through CDBG and HOME has addressed some of the issues of affordability by increasing the availability of affordable single family homes in the County's rental inventory through its partnerships with community CHDO's and developers. Additionally, the County is working with Habitat for Humanity, the faith based community and the Cayce Housing Authority in an effort to identify strategies for collaborative funding opportunities through the use of CDBG, HOME, tax credits, etc.

### **Discussion:**

The County has collaborated with the Urban League of Greater Columbia, the Community Relations Council, as well as the Central Midlands Council of Governments, and USDA-Rural to perform comprehensive outreach and education activities throughout the County of Lexington. The Grant Programs Division will continue to aggressively seek partners that will encourage the development of strategies for affordable housing in the County of Lexington. Over the next five years the County of Lexington anticipates expending approximately \$100,000 on fair housing programs and services. To this end, the County of Lexington's complete Analysis of Impediments to Fair Housing can be found at:

[www. http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/AnalysisofImpedimentstoFairHousingChoice.aspx](http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/AnalysisofImpedimentstoFairHousingChoice.aspx)

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The County continues to encourage local support service providers to expand existing Consumer Credit Counseling and First Time Home-Buyer programs with funding assistance where possible. Additionally, through the use of CDBG and HOME funds the County of Lexington's Grant Programs Division will continue working with community groups to seek additional resources to build consumer credit education counseling and awareness among low income and minority residents to include local faith-based organizations, higher education institutions, libraries, and other forums for fair housing.

### **Actions planned to address obstacles to meeting underserved needs**

Grant Programs Division staff intend to engage the non-profit, faith based, state service providers and social agencies in an effort to further identify the resources available to address the housing, child care, mental health services, and economic disparities that exist in the County. Through the Consolidated Plan consultation process, County staff have been able to identify organizations that are providing services in the community. It is important that the County serve as a catalyst to promote collaboration amongst the various organizations. To this end, in 2016 the Grant Programs Division staff intends to host a service provider meeting that will engage these organizations in an effort to better serve our low-and-moderate income populations.

### **Actions planned to foster and maintain affordable housing**

The County continues to support local groups, such as Habitat for Humanity, the Cayce Housing Authority, local developers and non-profit community housing organizations, as well as USDA-Rural, who work to provide affordable homes and seek viable financing options for low to moderate-low income home buyers. County staff also works with local lenders to identify changes or patterns in lending practices, especially those that impact low-income, minorities, Section 3 residents, and other special populations. The County is hoping to enter into an agreement with the Cayce Housing Authority, as well as a local CHDO to increase the availability of housing for low-and-moderate income families, as well as seniors that are severely housing cost burdened. Over the next five years the County of Lexington anticipates assisting more than 100 families with owner-occupied housing rehabilitation and increasing the availability of affordable housing (at least 20 units) through its housing acquisition and repair programs through CDBG and HOME. Moreover, the County is projected to allocate more than 1,500,000 dollars toward a myriad of affordable housing activities.

### **Actions planned to reduce lead-based paint hazards**

According to the South Carolina Department of Health and Environmental Control, lead poisoning is entirely preventable and, in most cases, goes unnoticed until its long term effects including brain damage, mental retardation, learning disabilities, developmental delay, and behavioral and attention problems are evident. The main sources of lead in South Carolina are related to contaminated soil and dust, and chipping lead-based paint in older houses, particularly those built prior to 1950. Certain occupations / vocations, such as those related to battery manufacture and hobbies or crafts involving the use of lead, such as stained glass and ceramics, also present higher risks of exposure. Some children have also been poisoned by imported vinyl mini-blinds and toys.

The South Carolina Department of Health and Environmental Control (DHEC) investigates' childhood lead poisoning in the County, however this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. These providers can be accessed through the local telephone directory or by calling 1-800-424-LEAD. What's more , all housing units undergoing minor home repairs or comprehensive rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. And if lead is present, County staff will follow all HUD requirements governing the presence of lead-based paint, to include the possible relocation of homeowners. Also, information will be distributed regarding lead-based paint to all residents that participate in any housing program. The County currently contracts with a lead based paint specialist and will continue to support programs available through DHEC and will continue to be diligent in following our lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the CDBG and HOME Programs. For additional information about Lead-Based Paint, residents may view the Centers for Disease Control's web pages at <http://www.cdc.gov/lead> or call the DHEC toll number at 1-866-466-5323

#### **Actions planned to reduce the number of poverty-level families**

The County of Lexington has targeted significant CDBG and HOME resources toward the public service, infrastructure, and housing programs designed to address issues and improve the lives of the county's low-and-moderate income populations of the County. The work of the County in conjunction with our numerous partners will act as a catalyst to invite additional public and private investment of capital and services, to increase the quantity and quality of affordable housing, and to help low to moderate income residents acquire needed information, knowledge, and skills to improve their employment opportunities.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	17,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

#### Other CDBG Requirements

1. The amount of income from float-funded activities	0
--	---

#### HOME Investment Partnership Program (HOME)

#### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: **(This is not applicable)**
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows: **Recaptured funds are deposited in the local HOME or PJ's HOME Treasury Account and is treated like Program Income, which includes recording in IDIS as Program Income.**

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows: **Affordability requirements are imposed by deed restrictions, covenants running with the land. Home assisted rental units must meet the affordability for a specific period which depends upon he type of activity or level of HOME funding.**
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: **(This is not applicable)**

## **APPENDIX – ALTERNATE/LOCAL DATA SOURCE**

---

Appendix A – Citizen Participation Plan

Appendix B – Primary Needs Assessment Survey

Appendix C – Public Notices

Appendix D – Sign in Sheets of the Community Meeting

## APPENDIX A – CITIZEN PARTICIPATION PLAN

---

### 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)

### 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 1<sup>st</sup> and ends June 30<sup>th</sup>.

## **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 Lexington County Chronicle establishing a minimum of 15 days for the public to comment.

## **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)

## **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 a project using funds from any program covered by the Consolidated Plan not previously described in the Annual Action Plan (including program income); or the budget of an activity changes 20% or more
- 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.

## 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**

## 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 Country Chronicle 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.

## 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.

## 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.

## 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

## Technical Assistance

The County will provide technical assistance to group 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.

## 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.

## 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

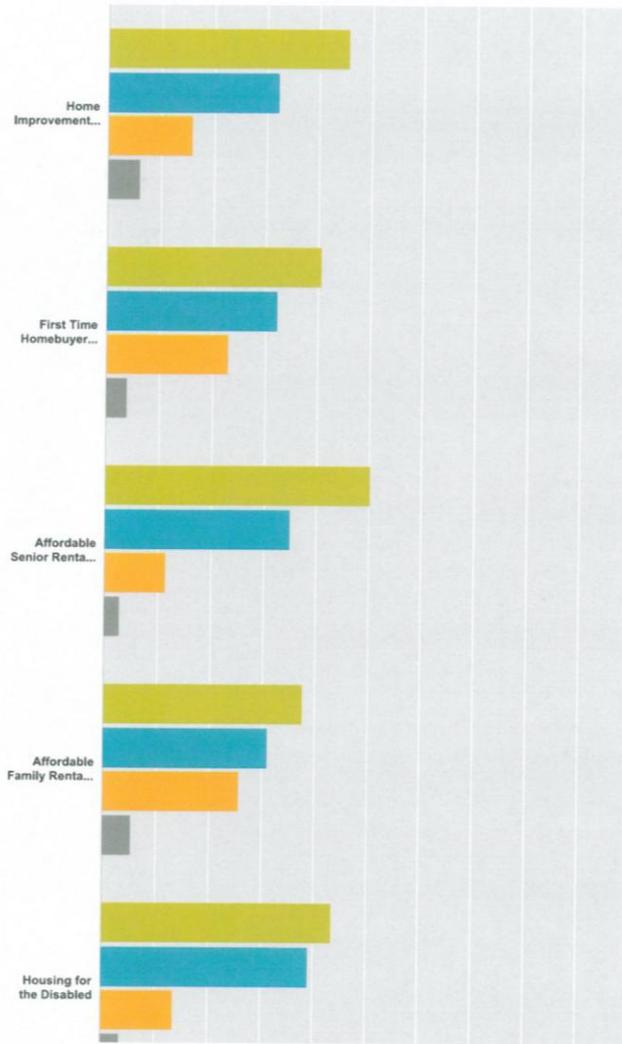
## **APPENDIX B – PRIMARY NEEDS ASSESSMENT SURVEY**

---

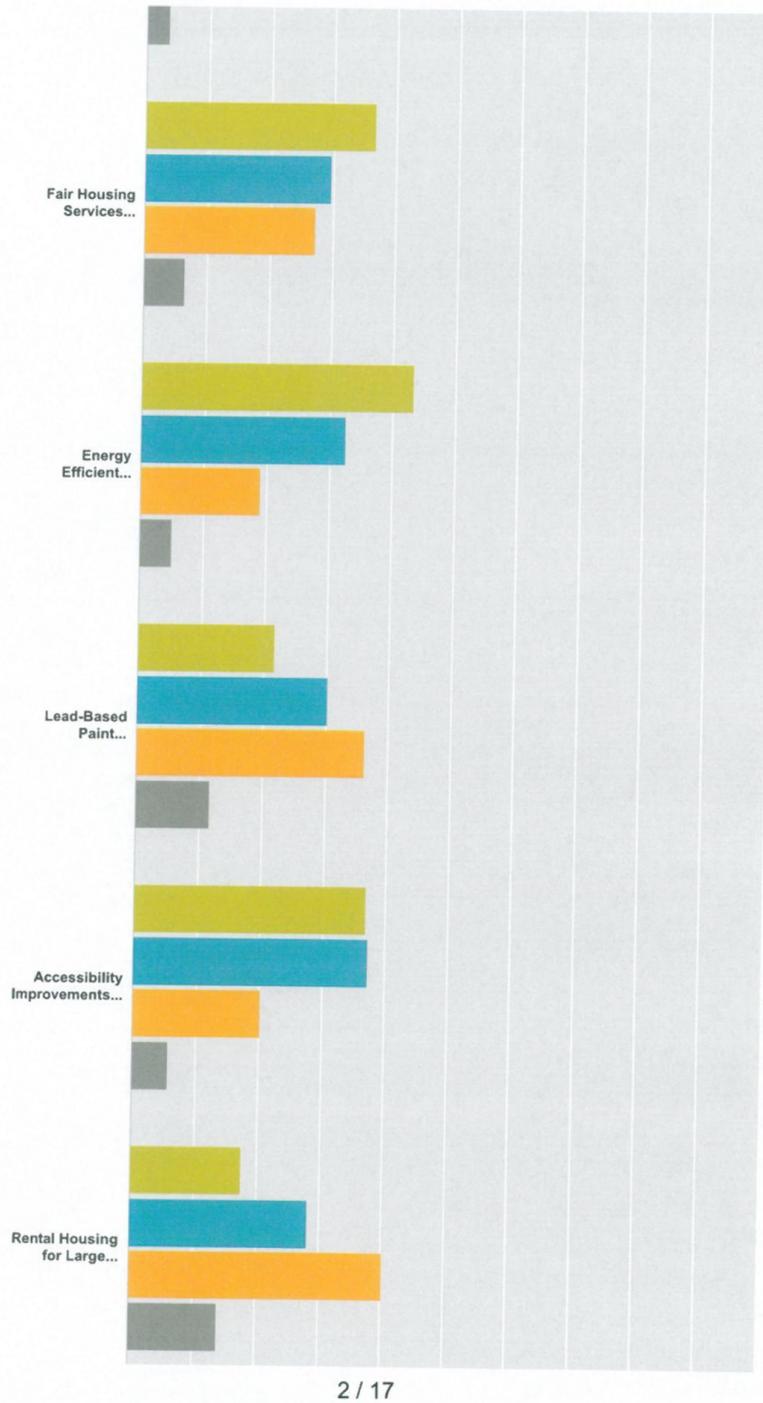
The County of Lexington hosted an online community needs assessment survey beginning Friday, January 30, 2015 and ending on Friday, April 3, 2013. County staff used Survey Monkey to conduct the survey and a total of 313 citizens responded to the survey, which included English and Spanish speaking respondents. Following is an analysis of the data/analytics:

### Q1 Housing

Answered: 204 Skipped: 3



1 / 17



Lexington County Plan Survey

SurveyMonkey

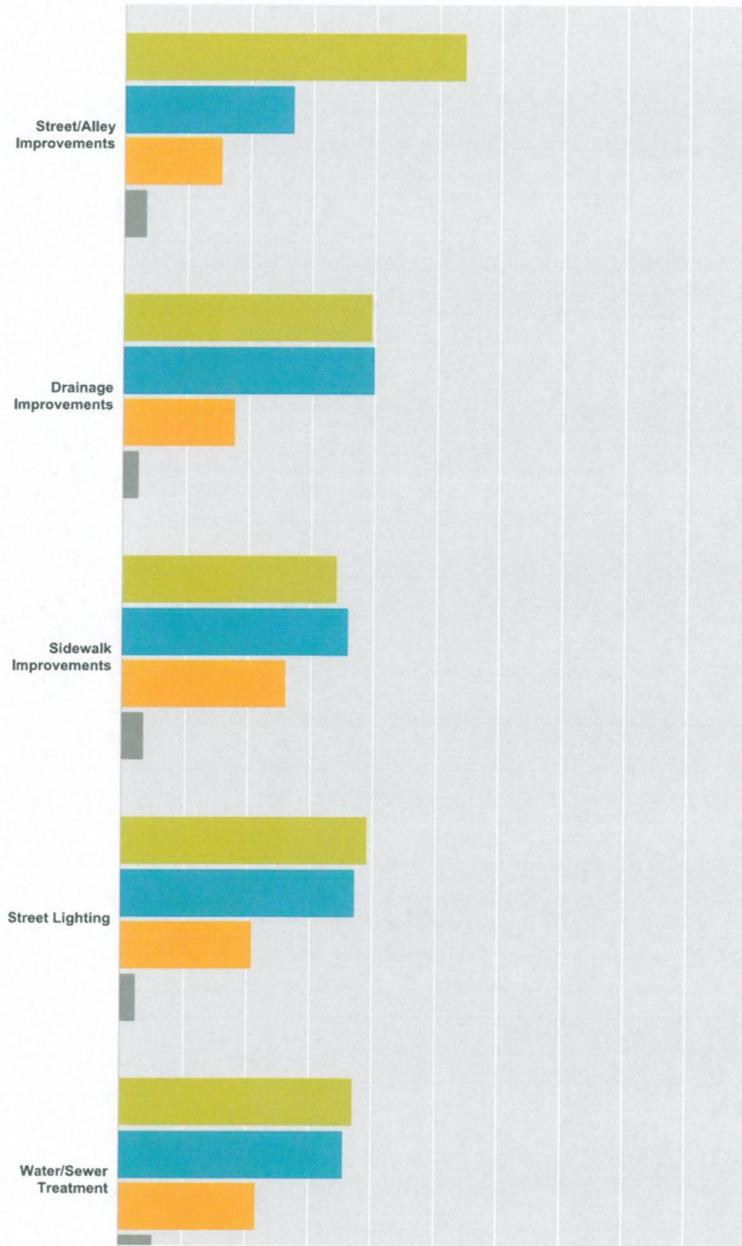


■ H 
 ■ M 
 ■ L 
 ■ N/C

	H	M	L	N/C	Total
Home Improvement Programs	45.77% 92	32.34% 65	15.92% 32	5.97% 12	201
First Time Homebuyer Assistance	40.80% 82	32.34% 65	22.89% 46	3.98% 8	201
Affordable Senior Rental Housing	50.25% 100	35.18% 70	11.56% 23	3.02% 6	199
Affordable Family Rental Housing	37.69% 75	31.16% 62	25.63% 51	5.53% 11	199
Housing for the Disabled	43.72% 87	39.20% 78	13.57% 27	3.52% 7	199
Fair Housing Services (landlord/tenant rights)	36.68% 73	29.65% 59	27.14% 54	6.53% 13	199
Energy Efficient Improvements	43.50% 87	32.50% 65	19.00% 38	5.00% 10	200
Lead-Based Paint Testing/Removal	21.72% 43	30.30% 60	36.36% 72	11.62% 23	198
Accessibility Improvements (ADA)	36.87% 73	37.37% 74	20.20% 40	5.56% 11	198
Rental Housing for Large Families	17.59% 35	28.14% 56	40.20% 80	14.07% 28	199

### Q2 Infrastructure

Answered: 203 Skipped: 4



4 / 17

Lexington County Plan Survey

SurveyMonkey

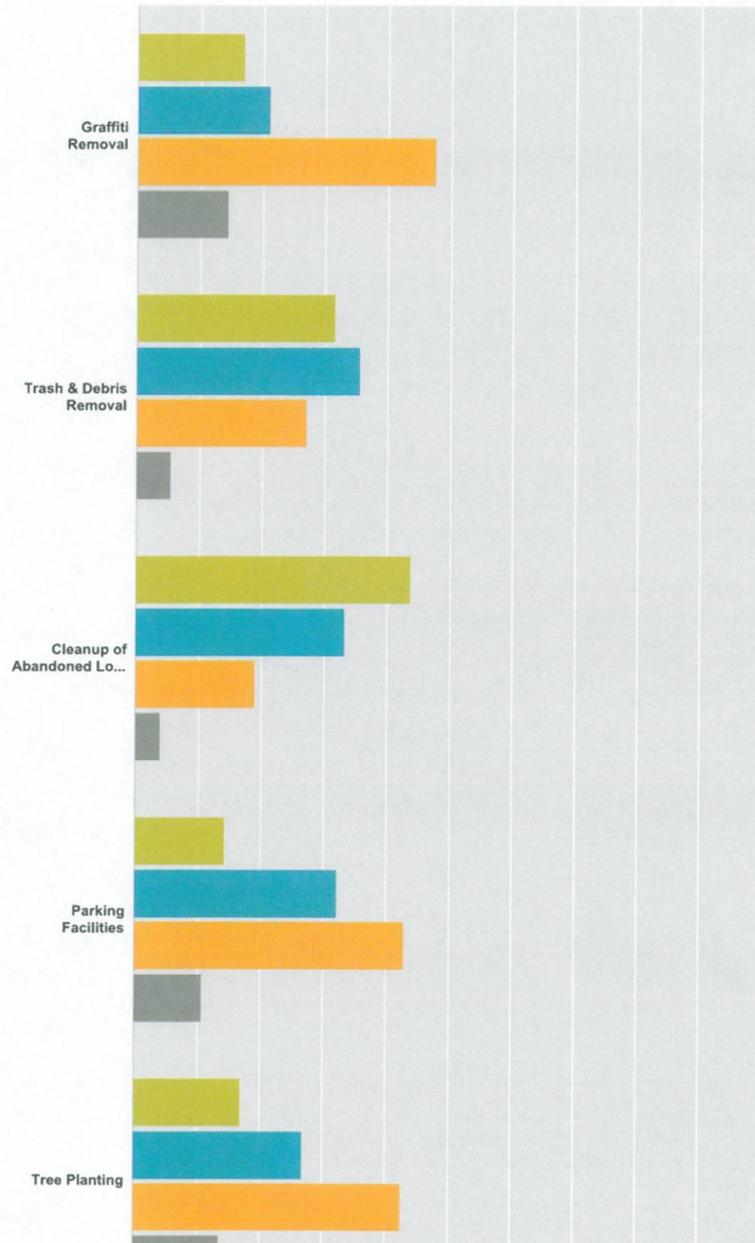


■ H 
 ■ M 
 ■ L 
 ■ N/C

	H	M	L	N/C	Total
Street/Alley Improvements	54.23% 109	26.87% 54	15.42% 31	3.48% 7	201
Drainage Improvements	39.60% 80	40.10% 81	17.82% 36	2.48% 5	202
Sidewalk Improvements	34.17% 68	36.18% 72	26.13% 52	3.52% 7	199
Street Lighting	39.30% 79	37.31% 75	20.90% 42	2.49% 5	201
Water/Sewer Treatment	37.19% 74	35.68% 71	21.61% 43	5.53% 11	199

### Q3 Neighborhood Services

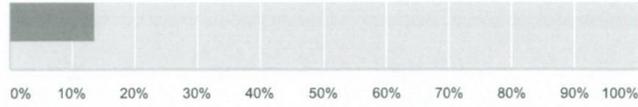
Answered: 202 Skipped: 5



6 / 17

Lexington County Plan Survey

SurveyMonkey

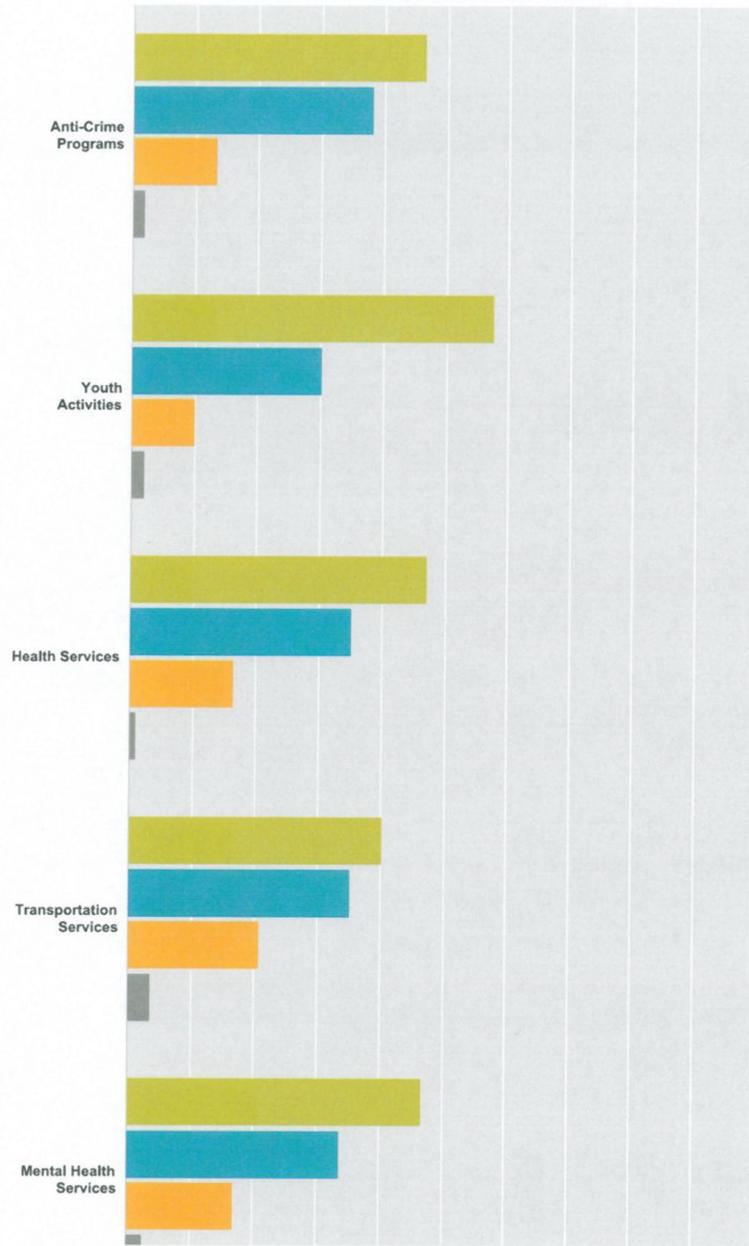


■ H ■ M ■ L ■ N/C

	H	M	L	N/C	Total
Graffiti Removal	17.00% 34	21.00% 42	47.50% 95	14.50% 29	200
Trash & Debris Removal	31.66% 63	35.68% 71	27.14% 54	5.53% 11	199
Cleanup of Abandoned Lots and Buildings	43.78% 88	33.33% 67	18.91% 38	3.98% 8	201
Parking Facilities	14.14% 28	32.32% 64	42.93% 85	10.61% 21	198
Tree Planting	17.00% 34	27.00% 54	42.50% 85	13.50% 27	200

### Q4 Community Services

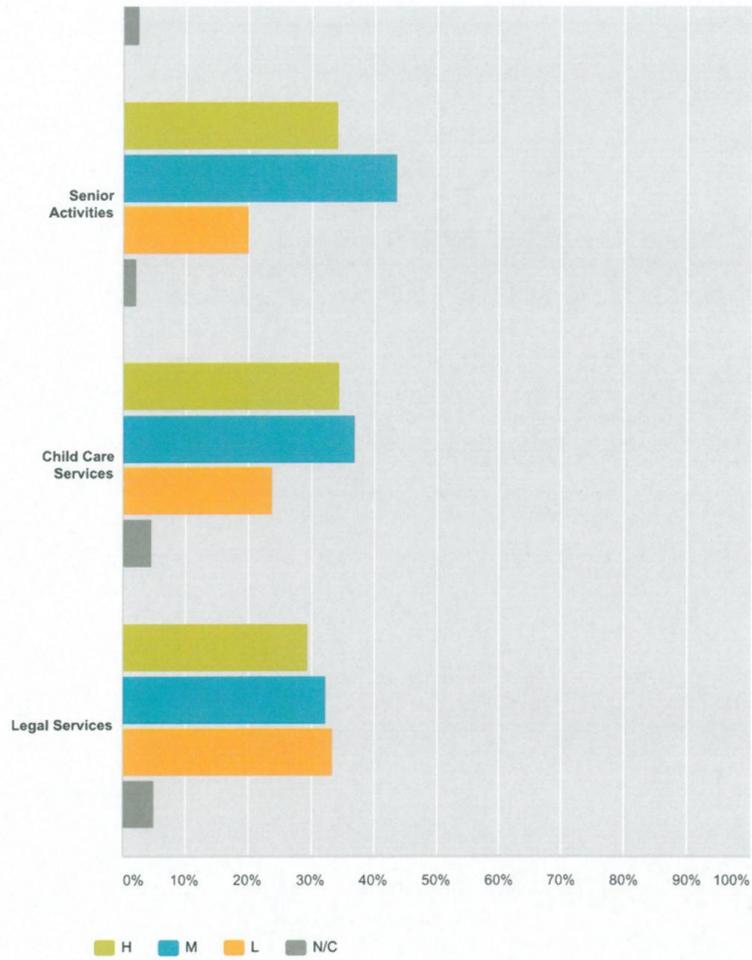
Answered: 204 Skipped: 3



8 / 17

Lexington County Plan Survey

SurveyMonkey



	H	M	L	N/C	Total
Anti-Crime Programs	46.53% 94	38.12% 77	13.37% 27	1.98% 4	202
Youth Activities	57.71% 116	30.35% 61	9.95% 20	1.99% 4	201
Health Services	47.26% 95	35.32% 71	16.42% 33	1.00% 2	201
Transportation Services	40.30% 81	35.32% 71	20.90% 42	3.48% 7	201
Mental Health Services	46.77% 94	33.83% 68	16.92% 34	2.49% 5	201

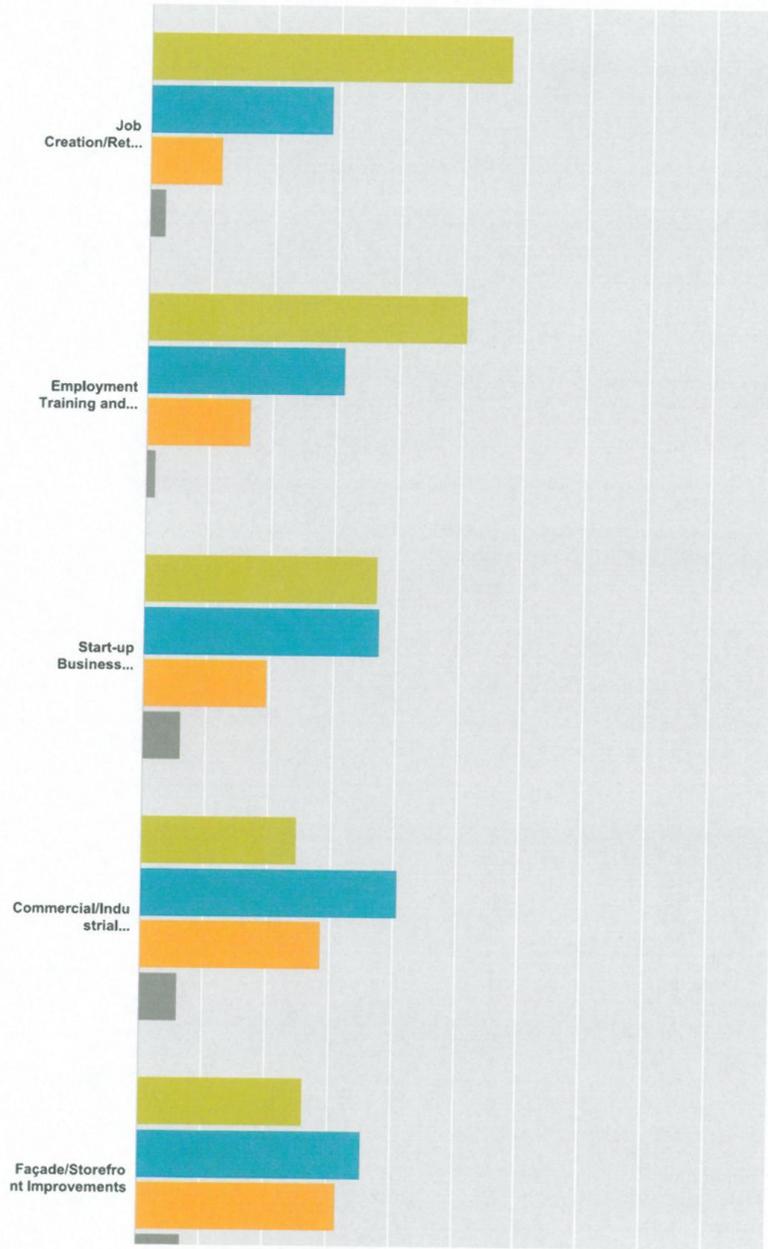
Lexington County Plan Survey

SurveyMonkey

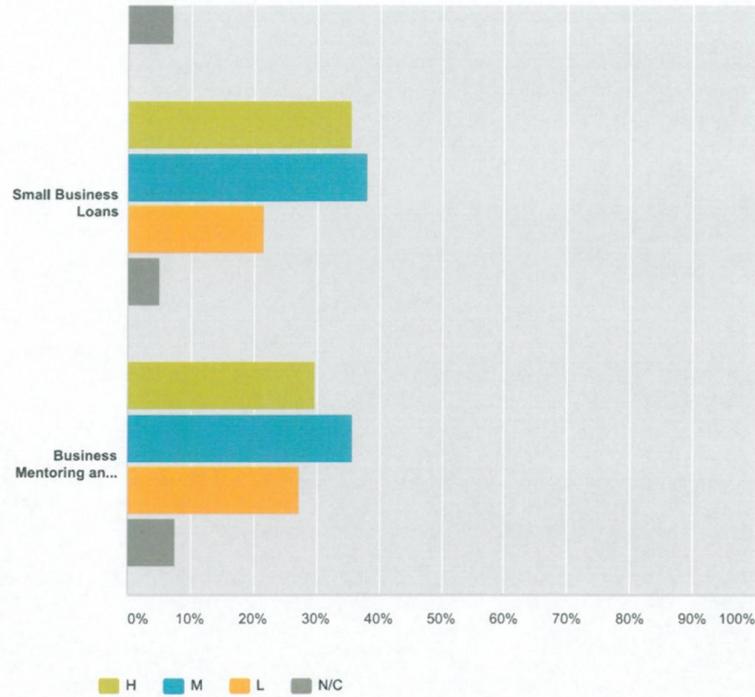
Senior Activities	<b>34.17%</b> 68	<b>43.72%</b> 87	<b>20.10%</b> 40	<b>2.01%</b> 4	199
Child Care Services	<b>34.52%</b> 68	<b>37.06%</b> 73	<b>23.86%</b> 47	<b>4.57%</b> 9	197
Legal Services	<b>29.35%</b> 59	<b>32.34%</b> 65	<b>33.33%</b> 67	<b>4.98%</b> 10	201

### Q5 Businesses and Jobs

Answered: 203 Skipped: 4



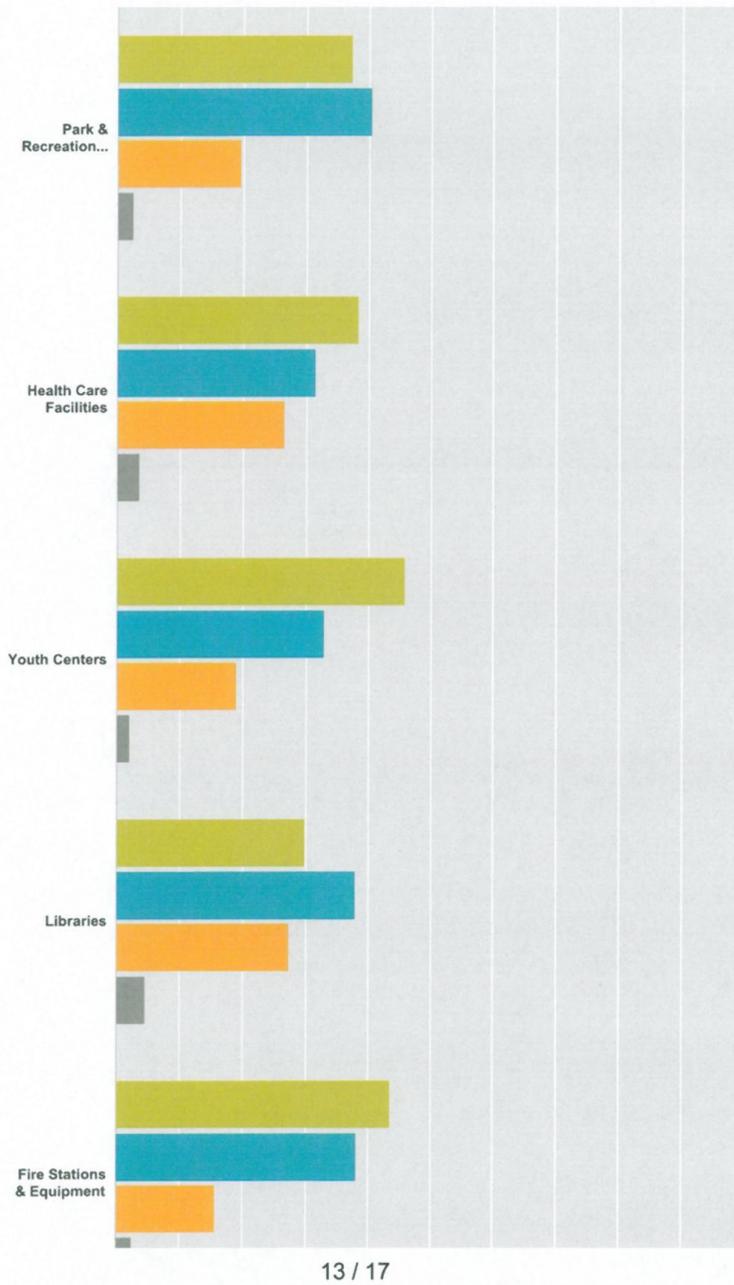
11 / 17



	H	M	L	N/C	Total
Job Creation/Retention Programs	57.43% 116	28.71% 58	11.39% 23	2.48% 5	202
Employment Training and Career Counseling	50.75% 102	31.34% 63	16.42% 33	1.49% 3	201
Start-up Business Financial Assistance	36.87% 73	37.37% 74	19.70% 39	6.06% 12	198
Commercial/Industrial Rehabilitation	24.62% 49	40.70% 81	28.64% 57	6.03% 12	199
Façade/Storefront Improvements	26.00% 52	35.50% 71	31.50% 63	7.00% 14	200
Small Business Loans	35.50% 71	38.00% 76	21.50% 43	5.00% 10	200
Business Mentoring and Counseling	29.65% 59	35.68% 71	27.14% 54	7.54% 15	199

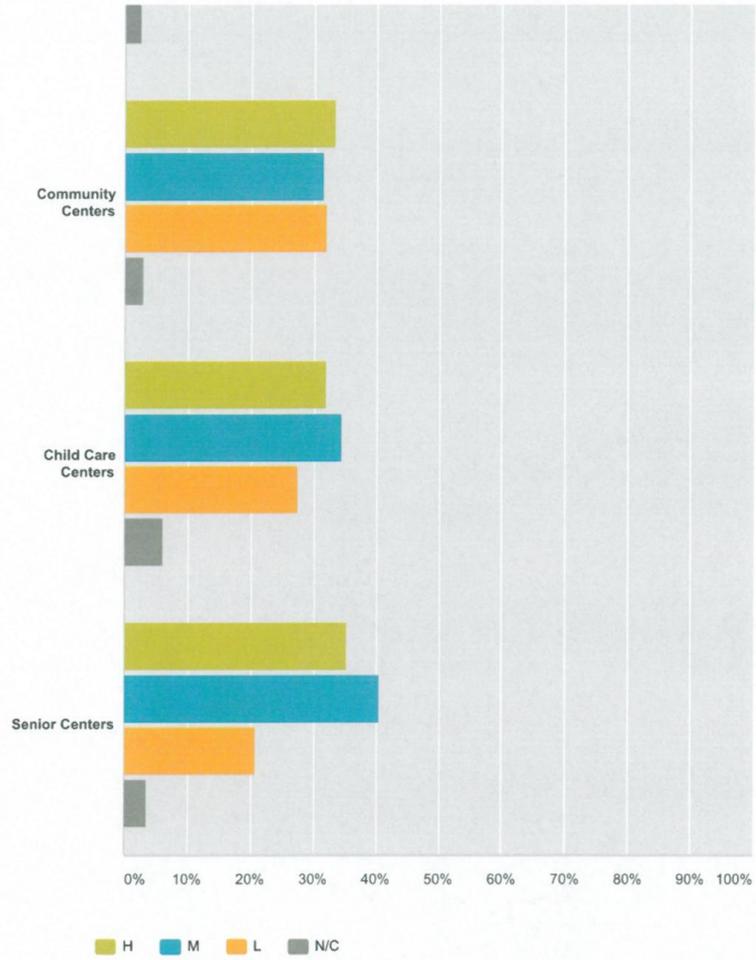
### Q6 Community Facilities

Answered: 202 Skipped: 5



Lexington County Plan Survey

SurveyMonkey



	H	M	L	N/C	Total
Park & Recreation Facilities	37.37% 74	40.40% 80	19.70% 39	2.53% 5	198
Health Care Facilities	38.50% 77	31.50% 63	26.50% 53	3.50% 7	200
Youth Centers	46.00% 92	33.00% 66	19.00% 38	2.00% 4	200
Libraries	29.95% 59	38.07% 75	27.41% 54	4.57% 9	197
Fire Stations & Equipment	43.72% 87	38.19% 76	15.58% 31	2.51% 5	199

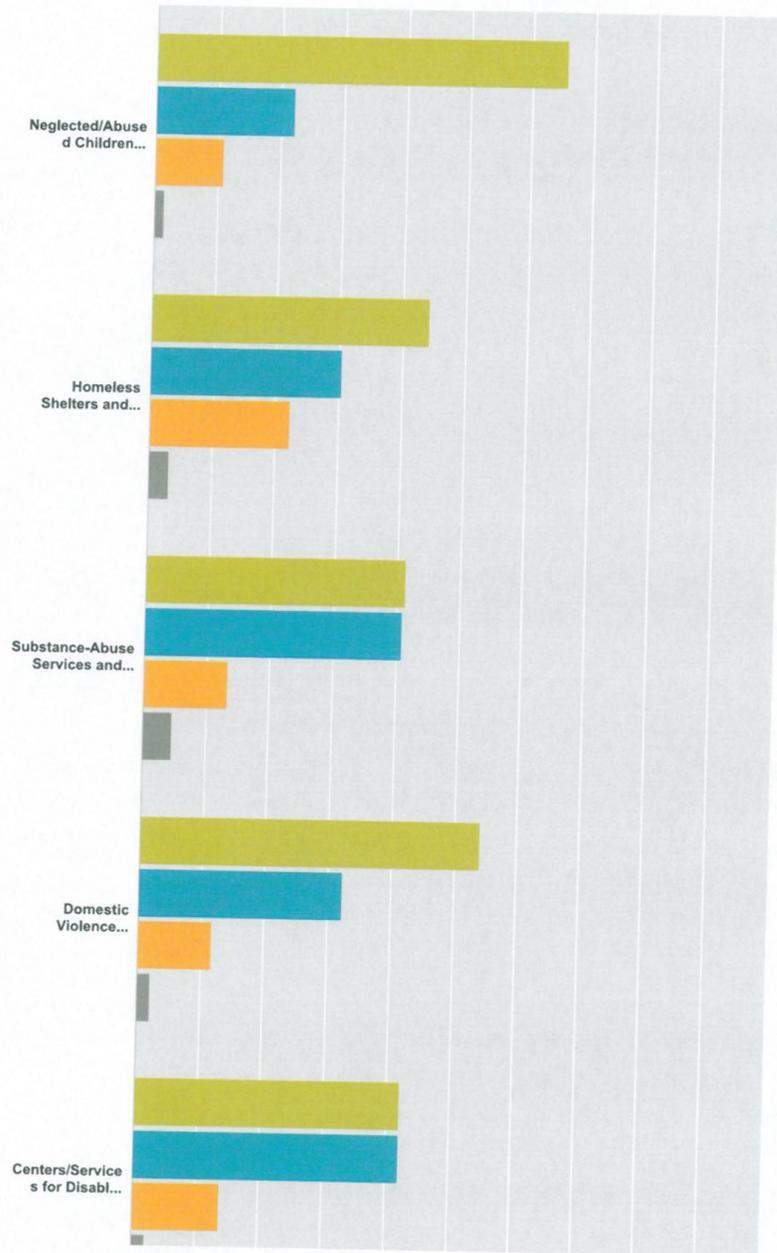
Lexington County Plan Survey

SurveyMonkey

Community Centers	<b>33.50%</b> 67	<b>31.50%</b> 63	<b>32.00%</b> 64	<b>3.00%</b> 6	200
Child Care Centers	<b>31.98%</b> 63	<b>34.52%</b> 68	<b>27.41%</b> 54	<b>6.09%</b> 12	197
Senior Centers	<b>35.35%</b> 70	<b>40.40%</b> 80	<b>20.71%</b> 41	<b>3.54%</b> 7	198

### Q7 Special Needs Services

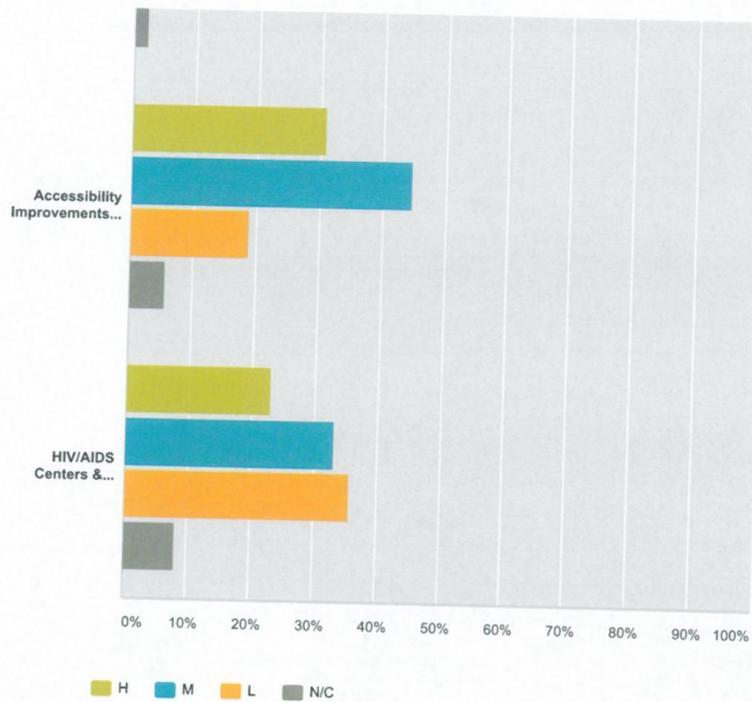
Answered: 200 Skipped: 7



16 / 17

Lexington County Plan Survey

SurveyMonkey



	H	M	L	N/C	Total
Neglected/Abused Children Center/Services	65.64% 128	22.05% 43	10.77% 21	1.54% 3	195
Homeless Shelters and/or Services	44.16% 87	30.46% 60	22.34% 44	3.05% 6	197
Substance-Abuse Services and Counseling	41.33% 81	40.82% 80	13.27% 26	4.59% 9	196
Domestic Violence Services and Counseling	54.04% 107	32.32% 64	11.62% 23	2.02% 4	198
Centers/Services for Disabled Persons	42.13% 83	42.13% 83	13.71% 27	2.03% 4	197
Accessibility Improvements (ADA)	30.96% 61	44.67% 88	18.78% 37	5.58% 11	197
HIV/AIDS Centers & Services	22.96% 45	33.16% 65	35.71% 70	8.16% 16	196

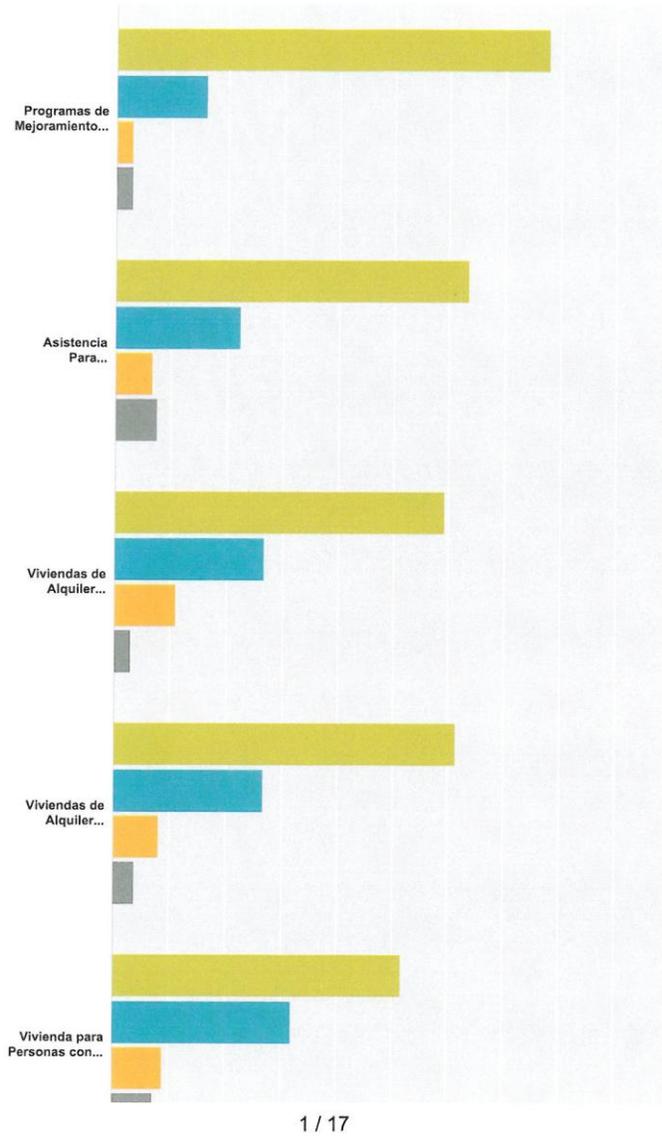
# APPENDIX B1 –PRIMARY NEEDS ASSESSMENT SURVEY (SPANISH)

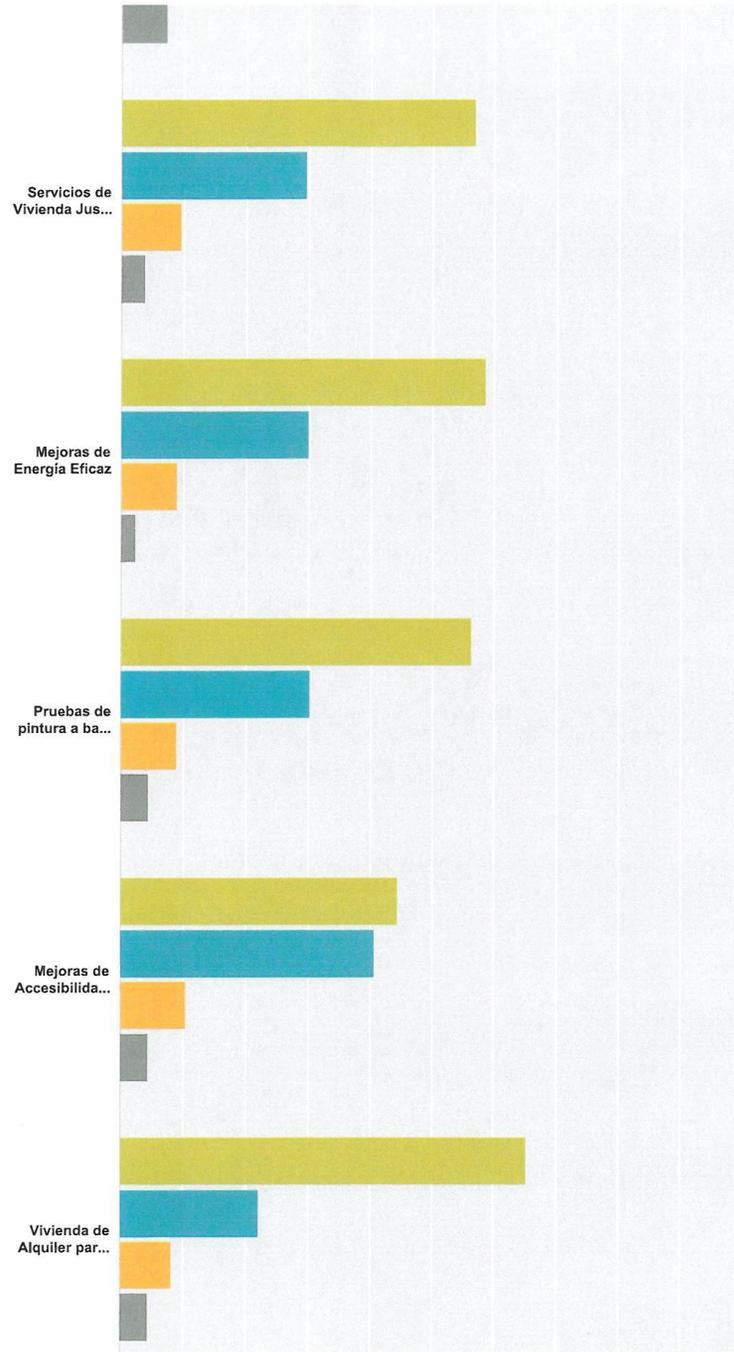
Lexington County Plan Survey

SurveyMonkey

## Q1 Viviendas

Answered: 135 Skipped: 1





2 / 17



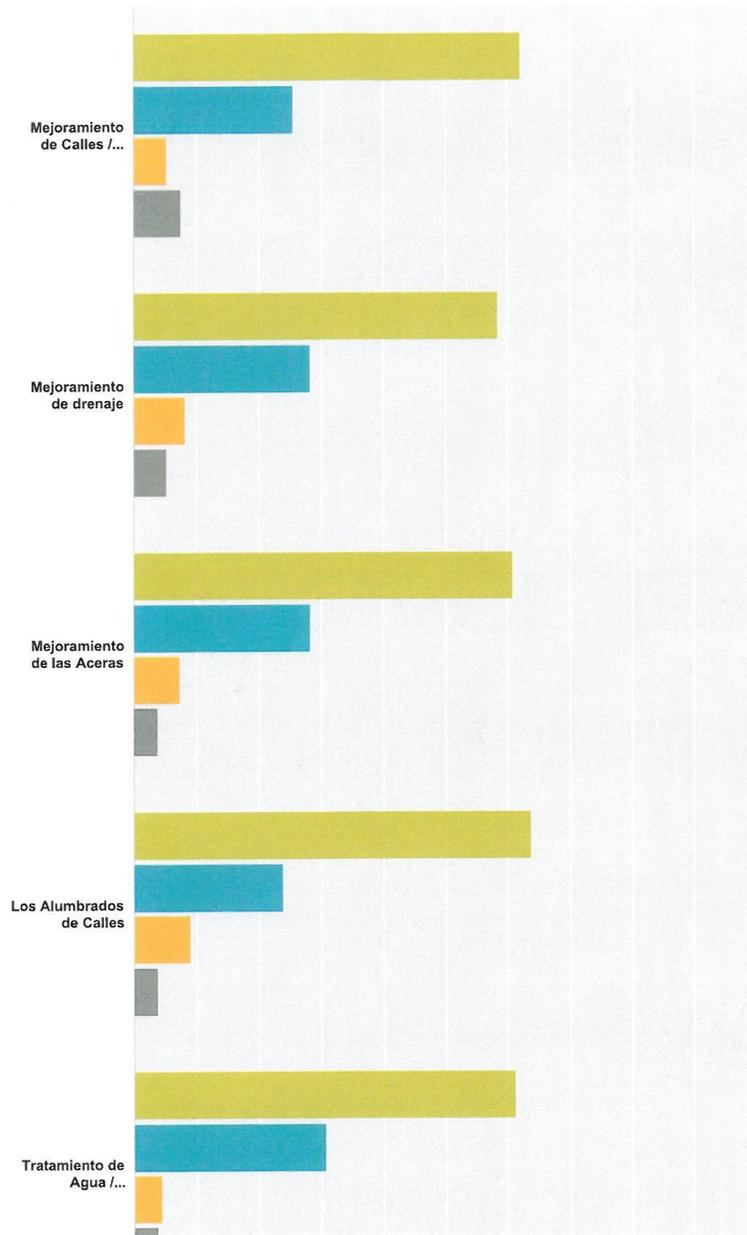
	H	M	L	N/C	Total
Programas de Mejoramiento del Hogar	77.78% 105	16.30% 22	2.96% 4	2.96% 4	135
Asistencia Para Compradores de la Primera Vivienda	63.43% 85	22.39% 30	6.72% 9	7.46% 10	134
Viviendas de Alquiler Asequible para Ancianos	59.26% 80	26.67% 36	11.11% 15	2.96% 4	135
Viviendas de Alquiler Asequible para Familias	61.48% 83	26.67% 36	8.15% 11	3.70% 5	135
Vivienda para Personas con Discapacidad	51.85% 70	31.85% 43	8.89% 12	7.41% 10	135
Servicios de Vivienda Justa ( propietario/derechos de los inquilinos)	57.04% 77	29.63% 40	9.63% 13	3.70% 5	135
Mejoras de Energía Eficaz	58.65% 78	30.08% 40	9.02% 12	2.26% 3	133
Pruebas de pintura a base de plomo / Eliminación	56.30% 76	30.37% 41	8.89% 12	4.44% 6	135
Mejoras de Accesibilidad ( ADA )	44.44% 60	40.74% 55	10.37% 14	4.44% 6	135
Vivienda de Alquiler para Familias Numerosas	65.19% 88	22.22% 30	8.15% 11	4.44% 6	135



	H	M	L	N/C	Total
Programas de Mejoramiento del Hogar	77.78% 105	16.30% 22	2.96% 4	2.96% 4	135
Asistencia Para Compradores de la Primera Vivienda	63.43% 85	22.39% 30	6.72% 9	7.46% 10	134
Viviendas de Alquiler Asequible para Ancianos	59.26% 80	26.67% 36	11.11% 15	2.96% 4	135
Viviendas de Alquiler Asequible para Familias	61.48% 83	26.67% 36	8.15% 11	3.70% 5	135
Vivienda para Personas con Discapacidad	51.85% 70	31.85% 43	8.89% 12	7.41% 10	135
Servicios de Vivienda Justa ( propietario/derechos de los inquilinos)	57.04% 77	29.63% 40	9.63% 13	3.70% 5	135
Mejoras de Energía Eficaz	58.65% 78	30.08% 40	9.02% 12	2.26% 3	133
Pruebas de pintura a base de plomo / Eliminación	56.30% 76	30.37% 41	8.89% 12	4.44% 6	135
Mejoras de Accesibilidad ( ADA )	44.44% 60	40.74% 55	10.37% 14	4.44% 6	135
Vivienda de Alquiler para Familias Numerosas	65.19% 88	22.22% 30	8.15% 11	4.44% 6	135

### Q2 Infraestructura

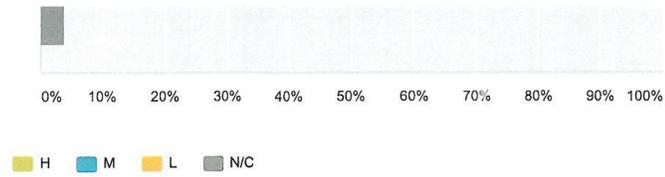
Answered: 135 Skipped: 1



4 / 17

Lexington County Plan Survey

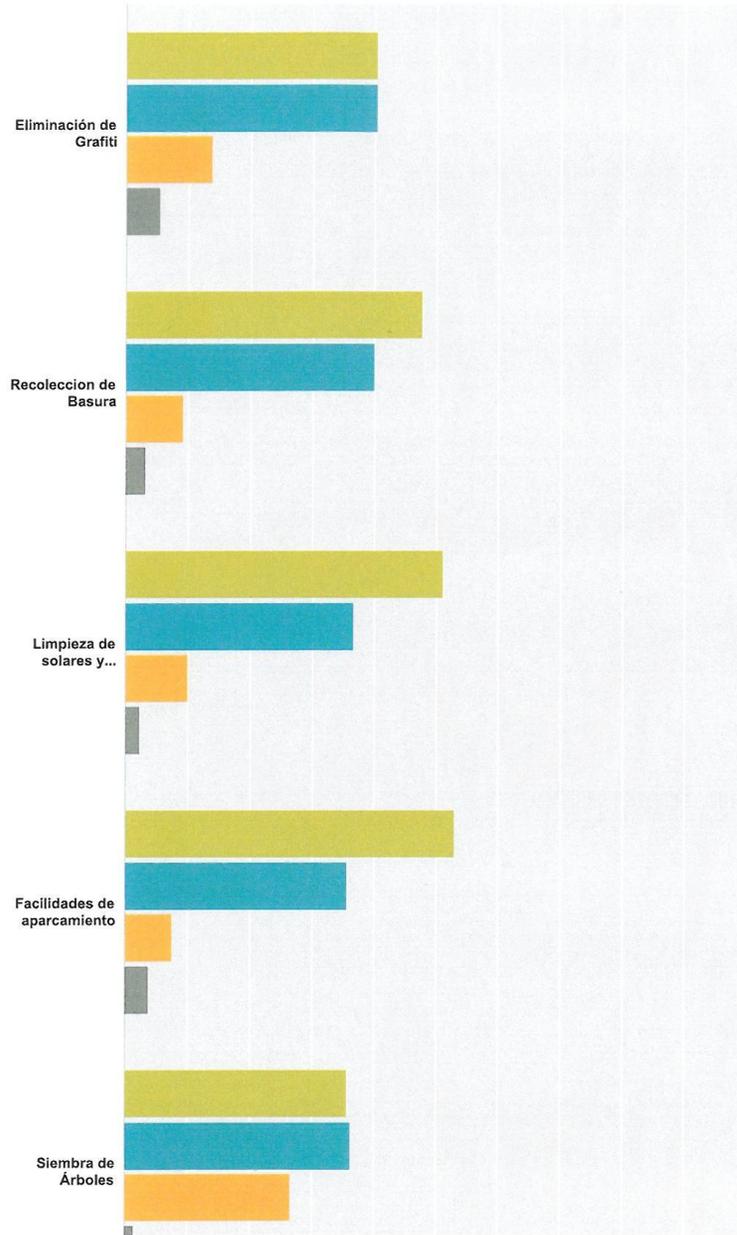
SurveyMonkey



	H	M	L	N/C	Total
Mejoramiento de Calles / Callejones	61.94% 83	25.37% 34	5.22% 7	7.46% 10	134
Mejoramiento de drenaje	58.52% 79	28.15% 38	8.15% 11	5.19% 7	135
Mejoramiento de las Aceras	60.74% 82	28.15% 38	7.41% 10	3.70% 5	135
Los Alumbrados de Calles	63.70% 86	23.70% 32	8.89% 12	3.70% 5	135
Tratamiento de Agua / Alcantarillado	61.19% 82	30.60% 41	4.48% 6	3.73% 5	134

### Q3 Servicios de Vecindario

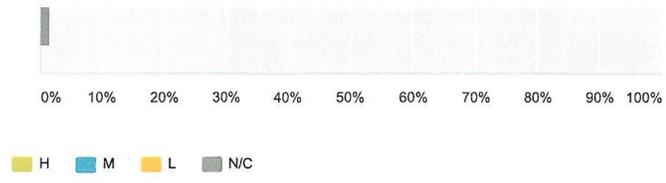
Answered: 132 Skipped: 4



6 / 17

Lexington County Plan Survey

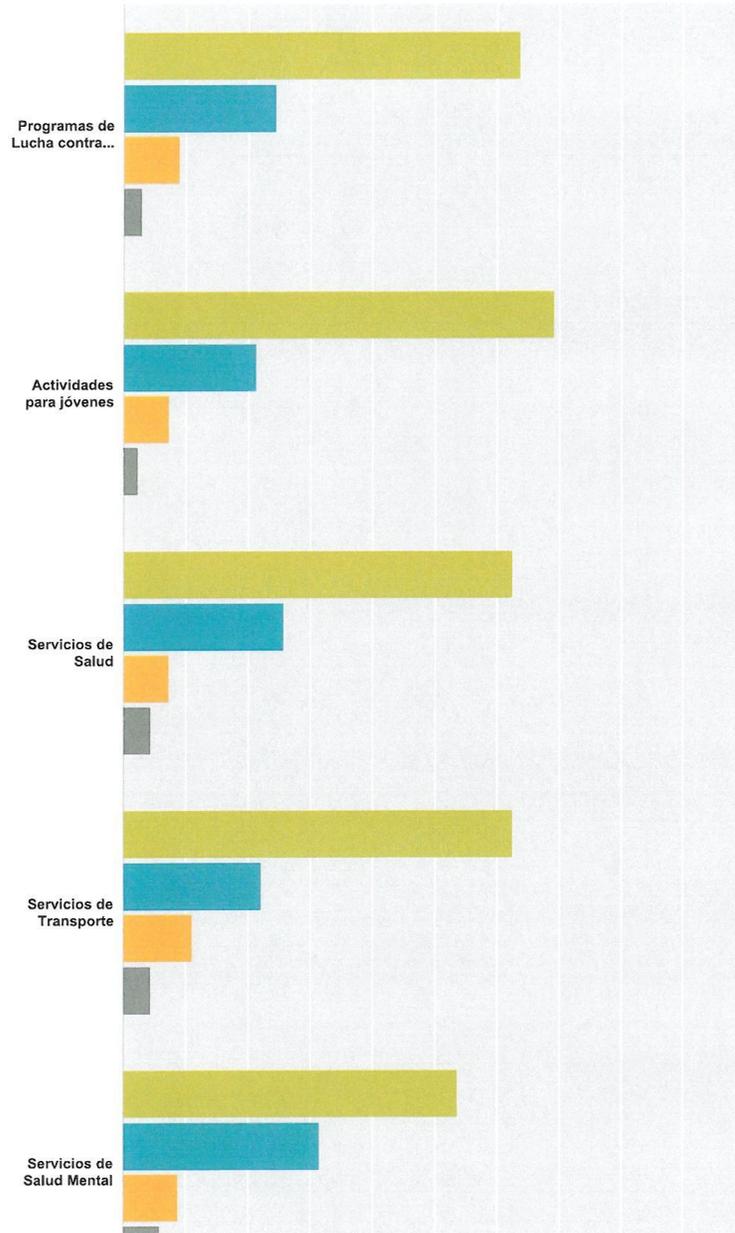
SurveyMonkey



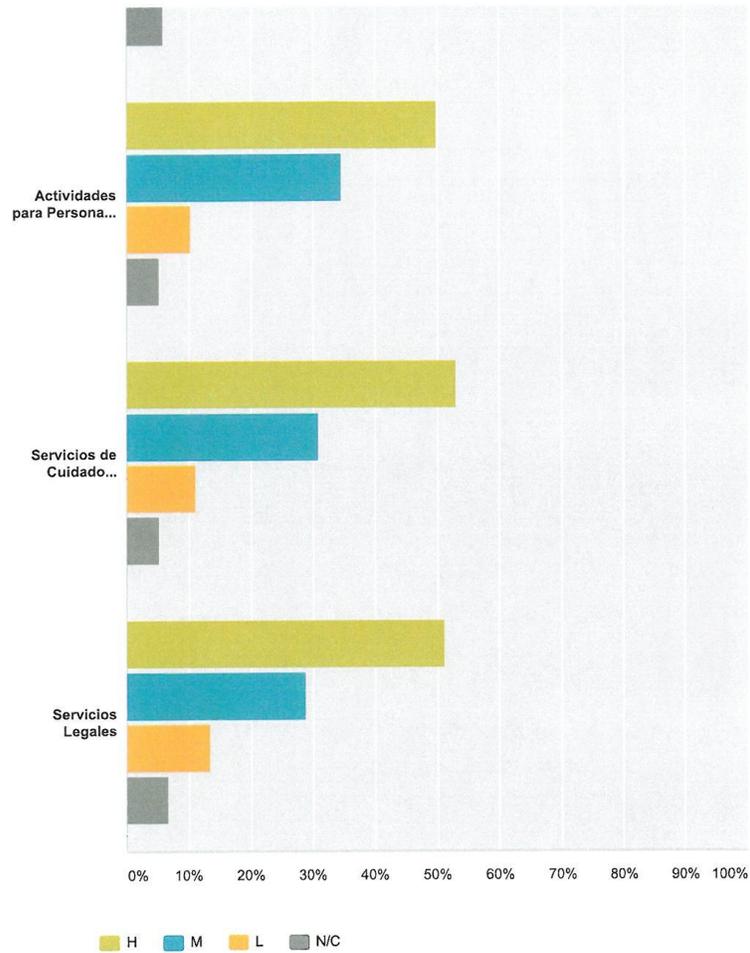
	H	M	L	N/C	Total
Eliminación de Graffiti	40.46% 53	40.46% 53	13.74% 18	5.34% 7	131
Recoleccion de Basura	47.73% 63	40.15% 53	9.09% 12	3.03% 4	132
Limpieza de solares y edificios abandonados	51.15% 67	36.64% 48	9.92% 13	2.29% 3	131
Facilidades de aparcamiento	53.03% 70	35.61% 47	7.58% 10	3.79% 5	132
Siembra de Árboles	35.61% 47	36.36% 48	26.52% 35	1.52% 2	132

### Q4 Servicios Comunitarios

Answered: 136 Skipped: 0



8 / 17



	H	M	L	N/C	Total
Programas de Lucha contra el Crimen	63.70% 86	24.44% 33	8.89% 12	2.96% 4	135
Actividades para jóvenes	69.12% 94	21.32% 29	7.35% 10	2.21% 3	136
Servicios de Salud	62.50% 85	25.74% 35	7.35% 10	4.41% 6	136
Servicios de Transporte	62.50% 85	22.06% 30	11.03% 15	4.41% 6	136
Servicios de Salud Mental	53.68% 73	31.62% 43	8.82% 12	5.88% 8	136

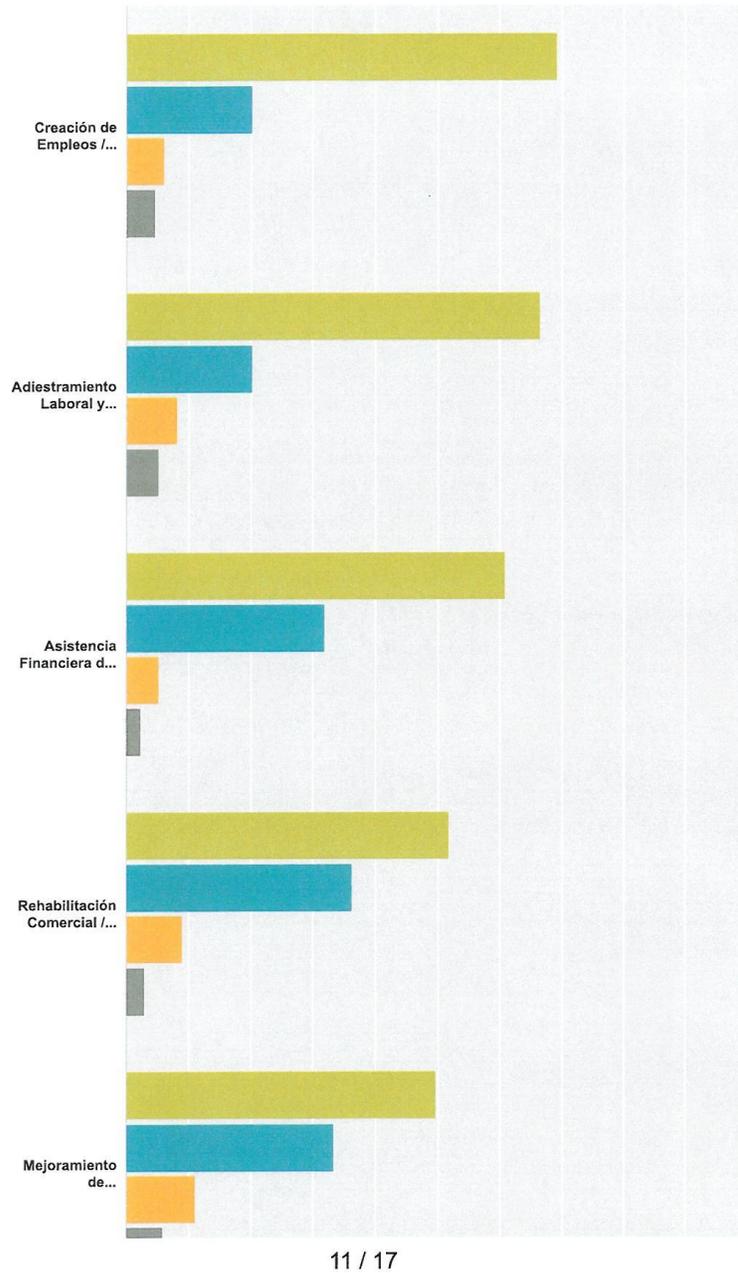
Lexington County Plan Survey

SurveyMonkey

Actividades para Personas Mayores/Ancianos	50.00% 68	34.56% 47	10.29% 14	5.15% 7	136
Servicios de Cuidado Infantil	52.94% 72	30.88% 42	11.03% 15	5.15% 7	136
Servicios Legales	51.11% 69	28.89% 39	13.33% 18	6.67% 9	135

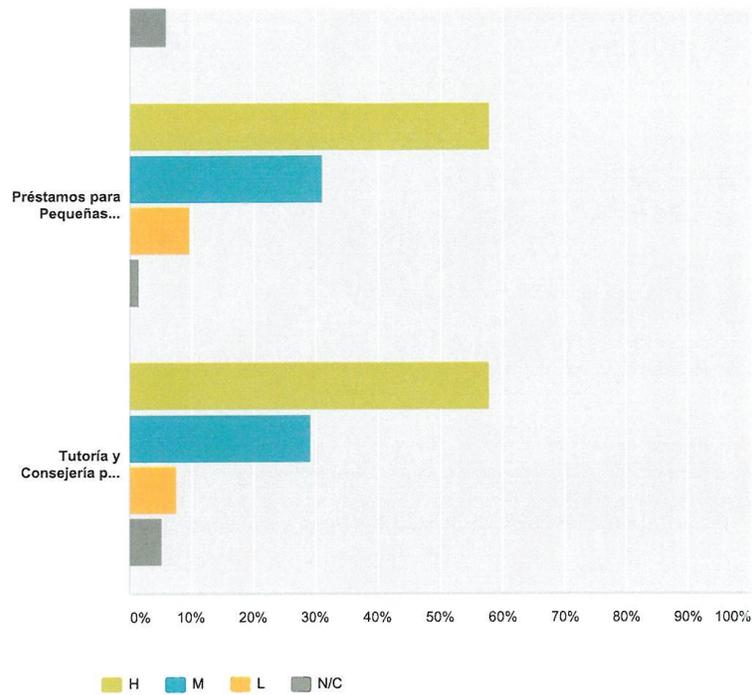
### Q5 Empresas y Puestos de trabajo

Answered: 135 Skipped: 1



Lexington County Plan Survey

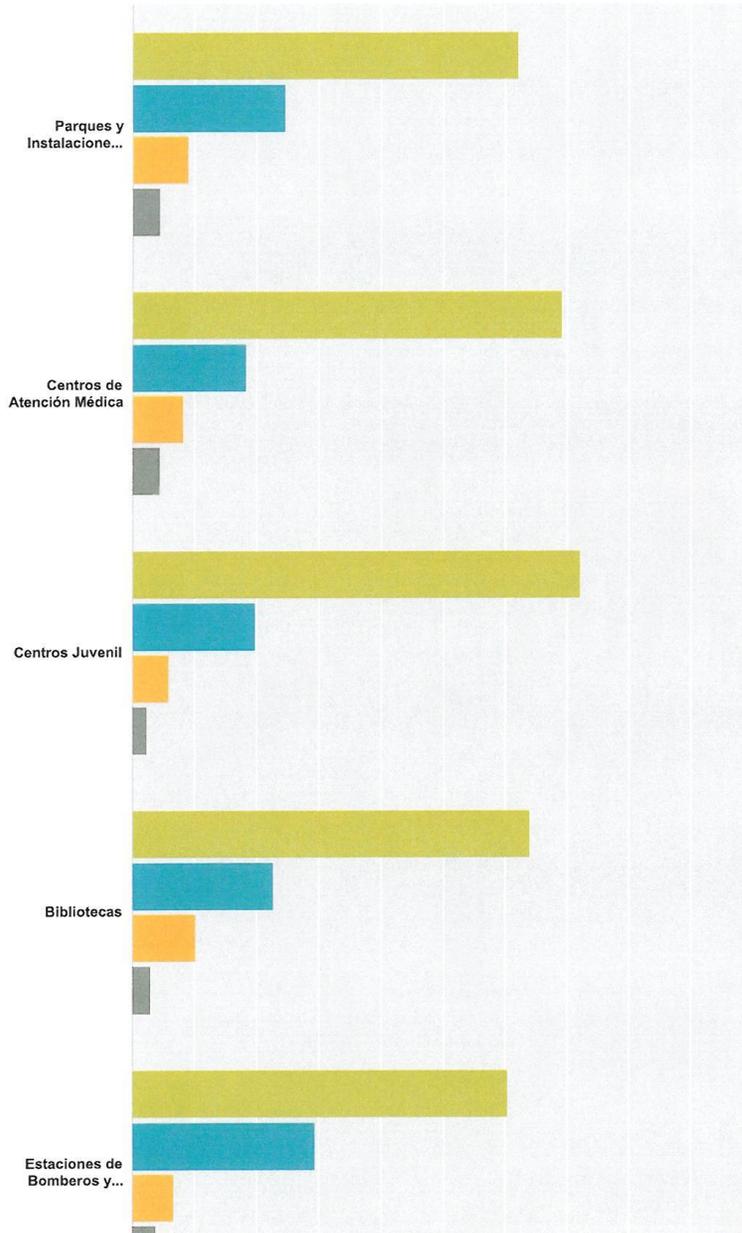
SurveyMonkey



	H	M	L	N/C	Total
Creación de Empleos / Programas de retención	69.17% 92	20.30% 27	6.02% 8	4.51% 6	133
Adiestramiento Laboral y Asesoramiento de Carrera	66.42% 89	20.15% 27	8.21% 11	5.22% 7	134
Asistencia Financiera de Nuevas Empresas	60.74% 82	31.85% 43	5.19% 7	2.22% 3	135
Rehabilitación Comercial / Industrial	51.85% 70	36.30% 49	8.89% 12	2.96% 4	135
Mejoramiento de Escaparates/Fachada	49.63% 67	33.33% 45	11.11% 15	5.93% 8	135
Préstamos para Pequeñas Empresas	57.78% 78	31.11% 42	9.63% 13	1.48% 2	135
Tutoría y Consejería para Negocios	57.89% 77	29.32% 39	7.52% 10	5.26% 7	133

### Q6 Comodidades de la Comunidad

Answered: 136 Skipped: 0



13 / 17

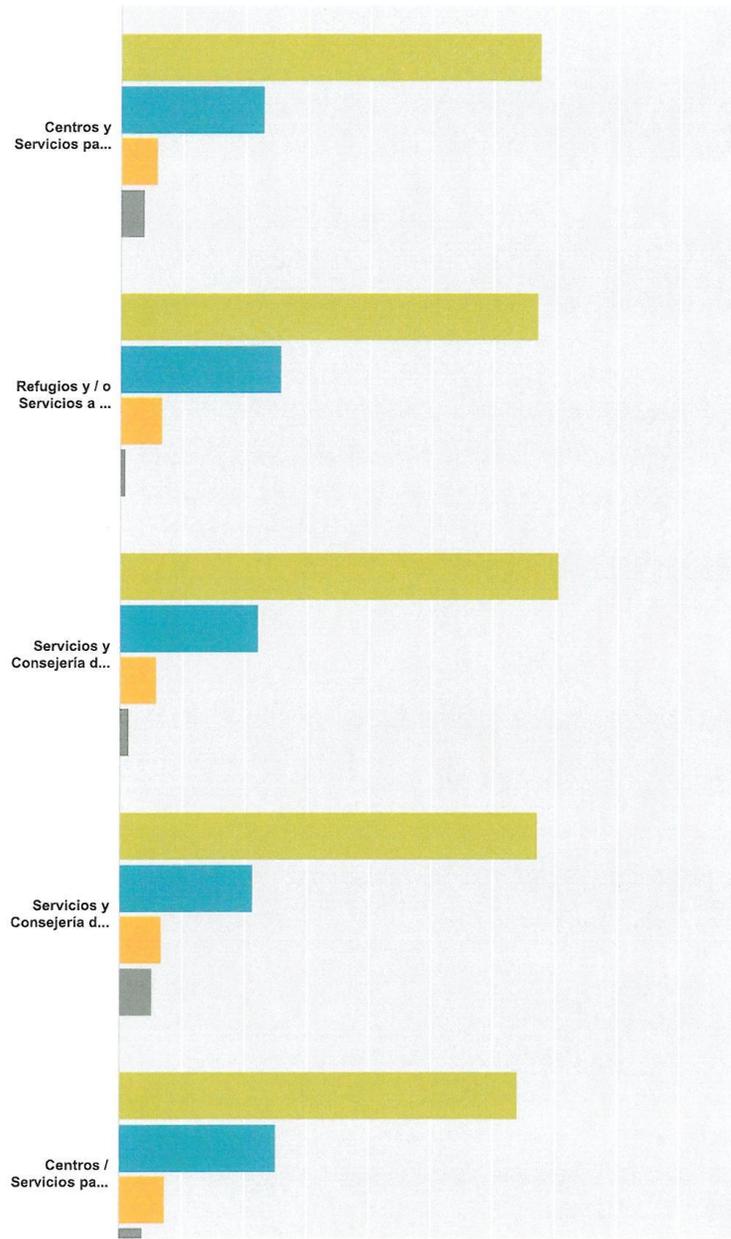
Lexington County Plan Survey

SurveyMonkey

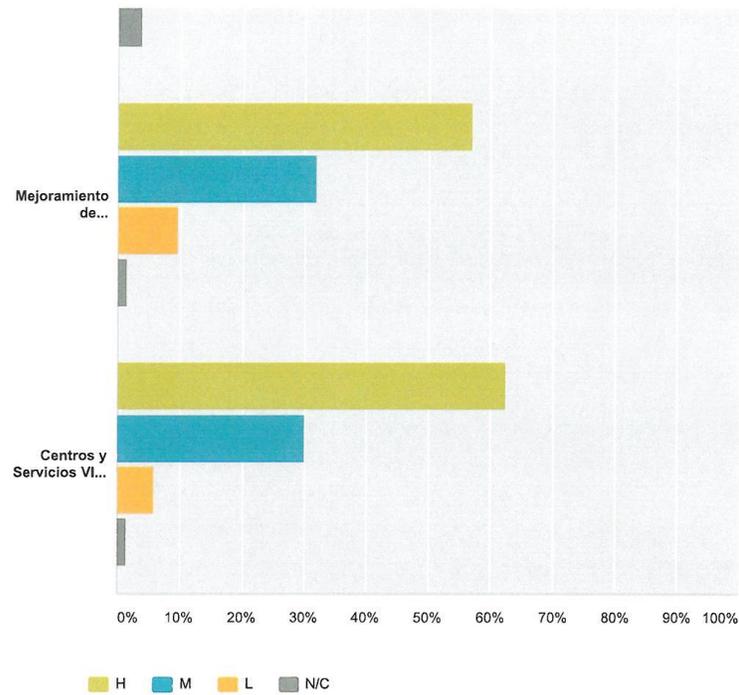
Centros Comunitarios	61.76% 84	27.94% 38	6.62% 9	3.68% 5	136
Centros de Cuidado Infantil	52.94% 72	33.09% 45	9.56% 13	4.41% 6	136
Centros de Personas Mayores	51.85% 70	30.37% 41	12.59% 17	5.19% 7	135

### Q7 Servicios de Necesidades Especiales

Answered: 136 Skipped: 0



16 / 17



	H	M	L	N/C	Total
Centros y Servicios para Niños Desatendidos / Abusado	67.41% 91	22.96% 31	5.93% 8	3.70% 5	135
Refugios y / o Servicios a los Desamparados	66.91% 91	25.74% 35	6.62% 9	0.74% 1	136
Servicios y Consejería del Abuso de Sustancias	70.37% 95	22.22% 30	5.93% 8	1.48% 2	135
Servicios y Consejería de Violencia Doméstica	66.91% 91	21.32% 29	6.62% 9	5.15% 7	136
Centros / Servicios para las Personas con Discapacidad	63.97% 87	25.00% 34	7.35% 10	3.68% 5	136
Mejoramiento de Accesibilidad ( ADA )	57.04% 77	31.85% 43	9.63% 13	1.48% 2	135
Centros y Servicios VIH / SIDA	62.50% 85	30.15% 41	5.88% 8	1.47% 2	136

# APPENDIX C – PUBLIC NOTICE/ADVERTISEMENT



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:

01-22-15  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Hilda Cain*  
 \_\_\_\_\_  
 Lexington County Chronicle  
 & The Dispatch-News

Sworn to before me this 22nd day of  
 January, 2015.

*Ashley Ward*  
 \_\_\_\_\_  
 Ashley Ward  
 Notary Public for South Carolina

My Commission expires: April 3, 2017

Post Office Box 9  
 Lexington, SC 29071  
 (803) 359-7633

## Affidavit of Publication

### Tell Us What You Think!

The County of Lexington needs your help in identifying our community's housing, economic development, and neighborhood improvement needs. You are invited to attend the following Public Input Meetings to assist us in determining how to best use U.S. Department of Housing and Urban Development CDBG and HOME Funds. Please attend one of the Public Input Meetings below:

Date	Location	Address	Time
Saturday, January 31st	Gaston Branch Library	214 South Main Street Gaston	10 am
Tuesday, February 10th	Cayce-West Columbia Branch Library	1500 August Road West Columbia	6 pm
Saturday, February 14th	Batesburg-Leesville Branch Library	203 Armory Road Batesburg	10 am
Tuesday, February 17th	Pelion Branch Library	206 Pine Street Pelion	10 am
Wednesday, February 25th	Irmo Branch Library	6251 St. Andrews Road Columbia	6 pm

For more information, please contact the Office of Community Development at (803) 785-8121

THE BRUNER PRESS . . . Publishers of *The Twin-City News*

Phone 803-532-6203

BATESBURG-LEESVILLE, SOUTH CAROLINA 29006

AFFIDAVIT

STATE OF SOUTH CAROLINA  
COUNTY OF LEXINGTON

Personally appeared before me the undersigned, who deposes and says that she is the office manager of *The Twin-City News*, a weekly publication, published on Thursday of each week in the County of Lexington and that the attached notice was published in *The Twin-City News* on

January 22, 2015 and \_\_\_\_\_

Sworn to me before this

26<sup>th</sup> day of January, 2015  
Sue D. Healy March 31, 2015

Sue D. Healy  
Office Manager

... may be made to Spring Baptist Church, Box 364, Ridge Spring, SC. ... Milton Szealy Funeral Home and Crematory was in charge.

**THE SECOND HAND BRAND STORE**  
123-A Main St. Leesville  
(803) 604-1099

*City News*

29006

**Tell Us What You Think!**

The County of Lexington needs your help in identifying our community's housing, economic development, and neighborhood improvement needs. You are invited to attend the following Public Input Meetings to assist us in determining how to best use U.S. Department of Housing and Urban Development CDBG and HOME Funds. Please attend one of the Public Input Meetings below:

Date	Location	Address	Time
Saturday, January 31st	Gaston Branch Library	214 South Main Street Gaston	10 am
Tuesday, February 10th	Columbia West Columbia Branch Library	1750 August Road West Columbia	6 pm
Saturday, February 14th	Batesburg-Leesville Branch Library	203 Armory Road Batesburg	10 am
Tuesday, February 17th	Pellon Branch Library	208 First Street Pellon	10 am
Wednesday, February 25th	Irmo Branch Library	6201 St. Andrews Road Columbia	6 pm

For more information, please contact the Office of Community Development at (803) 785-8121

... is the office  
... week in the  
... news on

**New Balance Footwear**  
FOR MEN, WOMEN AND CHILDREN  
(wide width and up to size 15)

**JOHN DEERE**  
Boots for children & men

• Full/Half Sole Repair  
• Leather Repair

**AMICK'S SHOE SHOP LLC**  
Shoe Repair Since 1935  
507 W. Church Street • Batesburg District • Telephone (803) 532-6103

Public Notice Consolidated Plan and Annual Action Plan  
 Lexington Chronicle  
 (March 12 2015)

**NOTICE OF AVAILABILITY AND PUBLIC HEARING**  
 County of Lexington  
 2015 – 2019 Consolidated Plan and Annual Action Plan

The County of Lexington Department of Community Development announces the preparation of the 2015-2019 Consolidated Plan and Annual Action Plan. These documents are required by the United States Department of Housing and Urban Development (HUD) in order 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 Consolidated Plan and Annual Action Plan are as follows:

<b>March 26, 2015</b>	Draft Available for Public Review and Comment
<b>April 16, 2015 -1:00pm</b>	Public Hearing – Comments on Draft Plan
<b>April 27, 2015- 5:00pm</b>	End of Public Comment Period
<b>May 14, 2015</b>	Plan Submitted to HUD

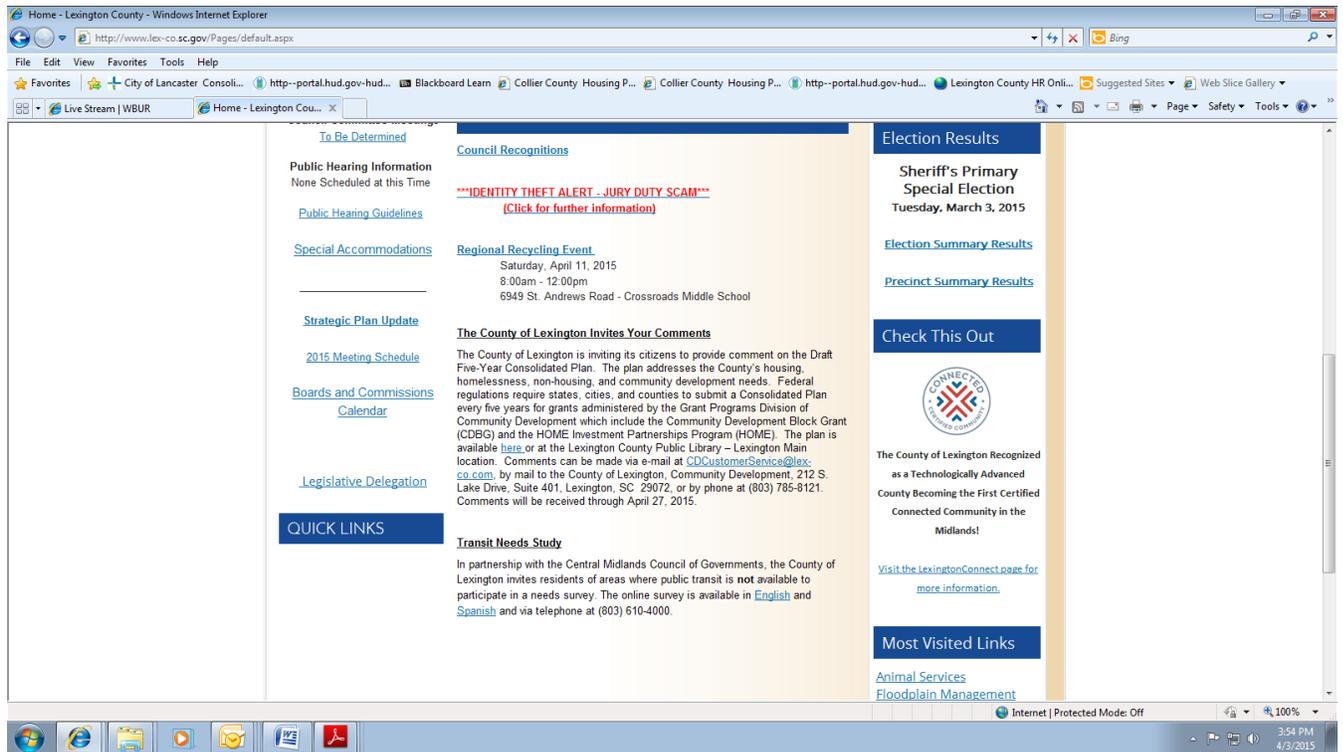
To obtain a copy of the draft Plans, please contact the County of Lexington Community Development Department, Grant Programs Division at (803) 785-8121 or e-mail [ssnowden@lex-co.com](mailto:ssnowden@lex-co.com). Written comments will be accepted through April 27, 2015. All comments should be addressed to Stephany Snowden, 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 Stephany Snowden 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.

3-12

Consolidated Plan Public Comment Period on County Website



## APPENDIX D –SIGN IN SHEETS/COMMUNITY MEETINGS



### Tell Us What You Think?

The County of Lexington is requesting your help in identifying our community's housing, economic development, and neighborhood improvement needs. You are invited to attend the following Public Input Meetings to assist us in determining how to best use U.S. Department of Housing and Urban Development CDBG and HOME Funds. Please attend one of the Public Input Meetings below.

#### **Saturday, January 31, 2015 at 10 AM**

Gaston Branch Library  
214 South Main St.  
Gaston, SC 29053

#### **Saturday, February 14, 2015 at 10 AM**

Batesburg–Leesville Branch Library  
203 Armory St.  
Batesburg, SC 29006

#### **Tuesday, February 10, 2015 at 6 PM**

Cayce-West Columbia Branch Library  
1500 Augusta Rd.  
West Columbia, SC 29169

#### **Tuesday, February 17, 2015 at 10 AM**

Pelion Branch Library  
206 Pine St.  
Pelion, SC 29123

#### **Wednesday, February 25, 2015 at 6 PM**

Irmo Branch Library  
6251 St. Andrews Rd.  
Columbia, SC 29212

For more about the County of Lexington's Five Year Consolidated Plan contact the Office of Community Development at (803) 785-8121 or e-mail [cdcustomerservice@lex-co.com](mailto:cdcustomerservice@lex-co.com).



January 31, 2015 Public Meeting (Sign In Sheets)



The County of Lexington  
 Community Development Block Grant Division  
 Public Input Meeting  
 January 31, 2015  
 10:00 a.m.



Name	Address	E-Mail Address
Sharlene Jackson	R03 955-6963 GASTON SC 313 black oak rd 29053	Sharlene Jackson @ Yahoo.com STAREWJACKSON@SBC
CHARLES SHALY	532 WOOD TUNE DR GASTON SC 29053	wrlwct@yahoo.com
LARRY RICHARDSON	8441 N. Legton Lot 219 West Columbia SC 29172	803-319-6769
JACOBS JETT	625 MeadowsField Road	SergeantJett@comcast.net

February 10, 2015 Public Hearing (Sign In Sheets)



The County of Lexington  
 Community Development Block Grant Division  
 Public Input Meeting  
 February 10, 2015  
 6:00 p.m.



Name	Address	E-Mail Address
Gina F Ruvie	1550 McSwain Dr.	jhpriuce@aol.com
John Reburn	2915 Platt Springs Rd	jreburn@springdale.sc.gov
Dorcas Smith	800 N. 12th St, Wt Va	dorcas@wvstatebankandtrust.com
Michael Bishop	3008 Huddlestone Way	mbishop@springdale.sc.gov
Jim Dunge	1821 A BURNHAM ST W. VA	KGLUVSVOGTEBERG@gmail.com
MARIE KALINOWSKI	987 WOODBERRY RD	JAZZDUNK9923@gmail.com
Jackie Boland	7 Springdale, W. Va	jackieboland@hotmail.com
Michelle Williams	132 Vondra Key Cir W Va	mwills@wvlib.sc.us
Amy Brown	120 Ole Box Drive Lexington, SC 29073	abrown@lex.lib.sc.us



February 14, 2015 Public Meeting (Sign In Sheets)

February 14, 2015

Name	Address	E-Mail Address
Kraigher Jeffers	317 S. Lee St Jennette SC 29070	803-727-0193
Aldert Taylor	307 South Lee St 416 Davenport Dr 29070 Jennette S.C.	803-727-0193 QUANTIS9@gmail.com 803 917-2410 wk@a18034148933
Lantier Gregg	101 Brookwood Dr Estesburg SC	Abamb@aol.com 803-429-3163
901 Bantz		

MS. Grey - / Friendship Breakfast Church

- 1) Service - resources to establish order school programs
- 2) Transportation - for seniors - but
- 3) doctors appointments
- 4) Job training programs need skills
- 5) Jobs
- 6) Homeless / Veterans
- 7) Veterans receive services

After school program  
Ramblewood / Leasville Center  
20-30 kids or less  
SAT & security  
4-5-6-7  
School

Life Skills

Parents classes

High instances of HIV/AIDS - High instances

February 17, 2015 Public Meeting (Sign In Sheets)



Consolidated Plan Public Input Meeting  
 Tuesday, February 17th  
 10:00 a.m. - 12:00 p.m.



Name	Agency	Phone Number	E-Mail Address
Karyn Myers	Library	960-1193	kmyers@gmail.com
Matt Stanzel	Library	785-2637	mstanzel@lexlib.org
Ben Treaster	LCSJ	785-2400	btreaster@lcsj.sc.gov
Melissa Kelly	LCSJ	785-2400	mkelly@lcsj.sc.gov
Guy SCHWARTZ	JOINT MUNICIPAL WATER & SEWER	859-8073	GSCSWW@lexcountygov.com
Charles W. Haggard	JOINT MUNICIPAL WATER & SEWER	894-3596	chaggard@jmtwmw.net
Donna P. West	Joint Municipal Water & Sewer	359-8373	DWest@lexmusc
Betty Fowler	Earle Creek Corp.	733-5969	bfowler@eacrc.org

February 25, 2015 Public Meeting (Sign In Sheets)



2/25/14  
6:00pm



The County of Lexington  
Community Development Block Grant Division  
Public Input Meeting  
February 25, 2015 Feb 25th  
10:00 a.m. 6pm



Name	Address	E-Mail Address
Brandon Smalls		
Crendon Dillard		
MARTIN ESSICK		
Heidi Burroughs		



