2015

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

COUNTY OF LEXINGTON
PROGRAM YEAR 2015

Program Year 2015
July 1, 2015 – June 30, 2016
County of Lexington

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Introduction

The County of Lexington, South Carolina, has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000 and a Participating Jurisdiction (PJ) in the HOME Investment Partnerships (HOME) Program since July 1, 2008. These programs are funded by the United States Department of Housing and Urban Development (HUD) through an annual formula allocation. All municipalities within the County participate in the entitlement. The County of Lexington has completed its first year of activities for the 2015-2019 Consolidated Plan.

Assessment of Activities Undertaken to Address Consolidated Plan Objectives and Priorities as Identified in the County of Lexington's Program Year 2015 Annual Action Plan.

The County of Lexington received a total of $1,894,606 in federal funds for the 2015-2016 fiscal years from the following federal programs: Community Development Block Grant $1,428,522, and Home Investment Partnerships $466,084.

This report reflects the activities and expenditures for the County's Grant Programs Division from July 1, 2015 through June 30, 2016. The projects for Program Year 2015 were identified in the County's 2015 Annual Action Plan, which was submitted and approved by HUD in May 2015.

The following is a list of approved CDBG and HOME projects for PY 2015, as well as a brief summary as to how the approved activity (activities) address a Priority Goal as identified in the County's 2015-2019 Consolidated Plan:

Priority Goals 1, 2 & 3: Owner Occupied Housing Rehabilitation / Homebuyer Assistance Program. Support for the development and operations of affordable housing units for special needs populations including the homeless populations.

During PY 2015 the County addressed **Priority Goals 1, 2 & 3** through its CDBG and HOME funded Minor and Comprehensive Housing Rehabilitation Programs, Down Payment Assistance, and CHDO projects. Following is list of PY 2015 safe and affordable housing projects which addresses **Priority Goals 1 & 2:**

CDBG Housing Projects (PY 2015)

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

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HOME Affordable Housing Projects (PY 2015)

Housing Rehabilitation

- County of Lexington – Comprehensive Housing Rehabilitation Program
    - Darian Drive, Lexington
    - Stonehenge Drive, Cayce
    - Thornton Ave, West Columbia
    - Hemlock Street, Cayce
    - Farm Road, Swansea
    - Glenn Road, Gaston
    - Elmonte Circle, West Columbia

Decent Housing

- County of Lexington – Down Payment Assistance Program
    - Pico Place, Lexington
    - Mansfield Circle, Lexington
    - Deertrack Run, Lexington
    - Hay Hill Court, Irmo
    - Bonhomme Circle, Lexington
    - Colony Lakes Drive, Lexington
    - Megan Lane, Lexington
    - Cherry Grove, West Columbia
    - Chesterbrook Lane, Lexington
    - YMCA Road, Lexington
    - Isom Lane, West Columbia
    - Turkey Ridge, Chapin
    - Rapids Road, Columbia
    - Juanita Drive, Gaston

- County of Lexington – Community Housing Development Organization (CHDO)
    - 100 Amberchase Drive, Lexington
    - 115 Shirway Court, Lexington
    - 101 Wynnsum Trail, Lexington
    - 137 Tyler's Trail, Lexington
    - 145 Wynnsum Trail, Lexington
    - 160 Toucan Way, Lexington

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

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

Priority Goals 4: Ensure adequate and safe infrastructure to meet basic needs of residents.
The County's emphasis on the provisions of infrastructure – such as water and sewer, roads, and sidewalks – demonstrates the County's ongoing commitment to create a desirable living environment countywide.

Priority Need 4 was met during PY 2015 through the use of CDBG funds to improve the accessibility of t the Babcock Center's Three Fountains Work Center for persons with disabilities, as well as the roof replacement of the Brookland Lakeview Empowerment Center and completion of a waterline within an LMI community in the Town of Lexington, in addition to improvements to the public park located in South Congaree.

Below is a list of Infrastructure and Public Facility Projects that the County initiated during the 2015 PY:

Infrastructure and Public Facilities

- Joint Municipal Water & Sewer Commission – Pelion Water Line Extension
- Town of Batesburg-Leesville –Water Tower Rehabilitation
- Sistercare, Inc. – Shelter Facility Kitchen Upgrades
- Town of Swansea – ADA Compliant Sidewalk

Priority Goal 5: Establish or support programs that provide needed public services
And/or increase the level of service provided by existing programs. During PY 15 the County of Lexington met **Priority Need 5** through its support of after school care for children with special needs through the Irmo Chapin Recreation Commission, the support of Harvest Hope feeding programs, as well as its operational support of the Transitions homeless facility. Below is a list of public service activities that were initiated during PY 2015:

Public Service

- Harvest Hope – Food Bank Mobile Food Pantry
- Midlands Housing Alliance, Inc./Transitions – Homeless Shelter Operational Support
- Irmo Chapin Recreation Commission – Afternoon Adventures
- Irmo Chapin Recreation Commission – Athletic Equipment Rental
- Irmo Chapin Recreation Commission – Sensory Room
- Lexington Interfaith Community Relations – Freezer/Cooler Purchase

Priority Goal 6: 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

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and, when required, lead remediation is conducted as part of the over-all rehabilitation efforts. During PY 2016 **Priority Goal 6** was met through both the Minor Home and Comprehensive Rehabilitation Programs administration by the Grants Department.
Priority Goal 7: Promotion of Fair Housing practices which include providing mechanisms and forums for collaboration, coordination, and capacity building. The office of Community Development employs a variety of methods to encourage participation from residents, community stakeholders, and potential community partners. During PY 2015 **Priority Goal 7** was met through Community Relations Council, who conducted several Fair Housing workshops in an effort to educate LMI residents in the incorporated and unincorporated communities of Lexington County about fair housing laws and initiatives.

In addition, the County of Lexington's Five Year Consolidated Planning Process, as well as the compilation of the County's Analysis of Impediments to Fair Housing Choice document, and the creation the County's Annual Action Plan contributed to meeting this goal as each of these documents required numerous public input meetings and public hearings, as well the consultation and outreach to a number of governmental, and non -profit organizations. During the PY 2015 the County of Lexington made significant strides in enhancing the opportunities for our citizens, service providers, and municipal leaders to enhance capacity building county-wide

CAPER Summary

July 1, 2015 – June 30, 2016

As a requirement of receiving federal CDBG and HOME funding, at the end of each fiscal year, The U.S. Department of Housing and Urban Development requires Entitlement (Formula Grantees) Communities to report to their citizens and elected officials how they have used CDBG and HOME funds to impact the community and its citizens. The Consolidated Annual Performance and Evaluation Report (CAPER) is the HUD-prescribed vehicle for providing this information.

The County of Lexington has successfully completed the first year of its Five-Year Consolidated Plan, which represents years 2015 – 2019. Activities undertaken during this period reflect the goals and objectives as stated in the Plan and the 2015 Annual Action Plan. The Community Development Grant Programs Division strives to be effective stewards of federal funds in the service to our residents.

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CDBG PY 2015 Accomplishments

CDBG PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

Projects and Total Expenditures for PY 2015: $1,266,245.58

- **Acquisition, Rehabilitation, and Affordable Housing** – In partnership with the County's HOME Investment Partnerships Program, CDBG funding was provided for the acquisition of eight properties for an affordable housing project that was funded by the County's HOME Program. In addition, this activity will continue the existing County of Lexington program to acquire and rehabilitate affordable housing for either homeownership or rental activities. Funds will be used in conjunction with the Community Housing Development Organization (CHDO) allocation made available through the HOME Investment Partnerships (HOME) Program.

- **West Lexington Water Line Upgrade**: This is an activity that was carried over from PY 2012. CDBG funds were used to upgrade approximately 2,150 LF of 2" water line to 6' on George, Allen and Clark streets. The upgrade will provide better water flow to residents.

- **County of Lexington Minor Home Repair (IDIS #328 and #370) –** The County of Lexington Grant Programs staff administered an in-house rehabilitation program to assist low- and moderate-income homeowners with minor repairs to their homes to make their homes suitable for living and/or handicapped accessible.

- **Harvest Hope Backpack Child Feeding Program –** CDBG funds were used to expand the Backpack Child Feeding Program to six schools in Lexington County and to extend this program into the summer months. This allowed the program to provide food to 1,800 families over the lean summer months.

- **HOME Program Project Delivery Costs (IDIS #369 and # 425)** – CDBG funds were used for project delivery costs for the County's HOME Investment Partnerships Programs - Homeownership Assistance and Home Rehabilitation. The project delivery costs included property inspections and the preparation of work specifications.

- **Irmo Chapin Recreation Commission Afternoon Adventures**- CDBG funds were used to provide a new resource for Chapin families with children with disabilities, as no such program currently exists in the area. Afternoon Adventures offers these families affordable afterschool care that can accommodate each child's special needs in a safe and nurturing environment.

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- **Irmo Chapin Athletic Equipment Rental Program**- CDBG funds provided safe, reliable equipment at an affordable rate for over 140 qualifying youth scholarship recipients. Equipment will be available for all three athletic seasons for a minimum of two years.

- **Midlands Housing Alliance, Inc. /Transitions** – CDBG funds were used to enhance the lives of the homeless men and women who currently reside in the Transitions homeless facility. This activity included the CDBG funding of hygiene products, linens, kitchen equipment, and bus tickets, items which are assisting the residents in rebuilding their lives and working toward sustainability.

- **Sistercare, Inc. Shelter Improvements** – CDBG funds were used to renovate the kitchen and install carpet / flooring at the Lexington County shelter for victims of domestic abuse.

- **Lexington Interfaith Community Services:** Funding used to purchase and install a new freezer / refrigeration unit for additional capacity to store fresh and frozen foods.

HOME 2015 PY Accomplishments

HOME PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

Projects and Total Expenditures for PY 2015: $737,618

- **Comprehensive Housing Rehabilitation (CHR) Program** – Six (6) low- and moderate-income households were assisted with major repairs to owner-occupied units up to $25,000 per home.

- **Community Housing Development Organizations (CHDOs)** – During Program Year 2015 the County of Lexington executed two separate agreements between certified CHDO's Community Assistance Providers and Santee Lynches Affordable Housing CDC toward the purchase, rehabilitation, and rental of affordable housing.

    - During Program Year 2015, the County of Lexington executed a CHDO agreement with the non-profit Community Assistance Providers (CAP) in the amount of $225,000. This deferred forgivable loan agreement resulted in the acquisition, rehab, and rental of three housing units in the County for three low-to-moderate income families in Lexington.

    - During Program Year 2015, the County of Lexington completed a CHDO agreement with the non-profit Santee Lynches Affordable Housing CDC. This agreement was in the form of a $307,000 deferred forgivable loan and resulted in the acquisition, rehabilitation, and rental of four housing units to low-and-moderate income residents of Lexington County.

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- The County's partnership with CAP and Santee Lynches was designed to strengthen areas located in a community well positioned to serve modest income families due to its proximity to natural and cultural amenities.

Summary of Resources and Distribution of Funds

SOURCES OF FUNDS

The United States Department of Housing and Urban Development (HUD) awarded the County of Lexington the following funds for the 2015 Program Year:

Community Development Block Grant (CDBG) Program	$1,428,522
HOME Investment Partnerships (HOME) Program	$466,084

These awards were made as formula grants under the regulations of HUD's Office of Community Planning and Development. The funding was allocated following the approval of the County's 2015 Annual Action Plan and the County's annual budgetary process.

HOME MATCH REQUIREMENTS

Match requirements for the County's HOME Program were met through the following non-federal funding sources from July 1, 2015 through June 30, 2016:

EXHIBIT I

Project	Match Received
County of Lexington - Cash	$39,000
Habitat for Humanity – Affordable Housing and Rehabilitation Projects	$381,498

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

SUMMARY OF EXPENDITURES

CDBG Program - During the 2015 Program Year, a total of $1,266,246 was expended on CDBG activities and administration costs identified in the 2015 Annual Action Plan and in previous Action Plans. HUD requires that a minimum of 70 percent of CDBG expenditures (not including planning and administration) benefit LMI persons or households over a one to three-year

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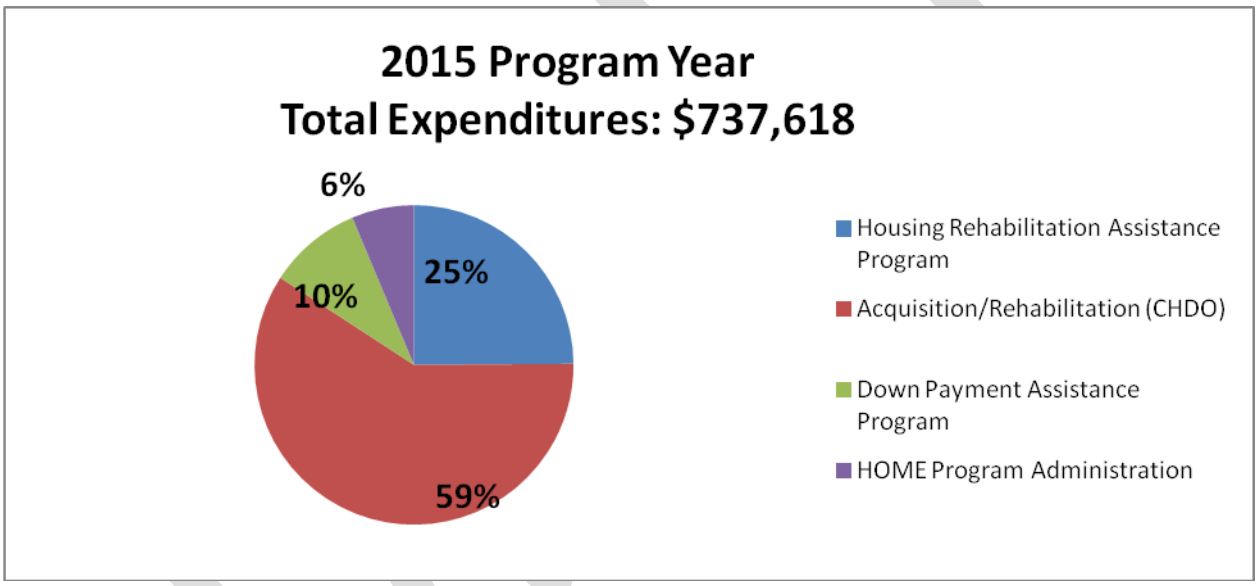
reporting period. During the 2015 Program Year, all funds other than planning and administration were expended on activities benefiting over 70 percent LMI persons and households.

During Program Year 2015 expenditures were made for various activities including public facility improvements, demolition and clearance, housing rehabilitation, sidewalks, sewer line replacements, property acquisition, and afterschool youth programs.

HOME Program - During the 2015 Program Year, a total of $737,618 in HOME funds were expended for administration and project activities identified in the 2014 and 2015 Annual Action Plans. Some expenditures on activities made during the Program Year were for Down Payment Assistance and Comprehensive Housing Rehabilitation. 100% of all funds expended on activities benefited low- to moderate-income households.

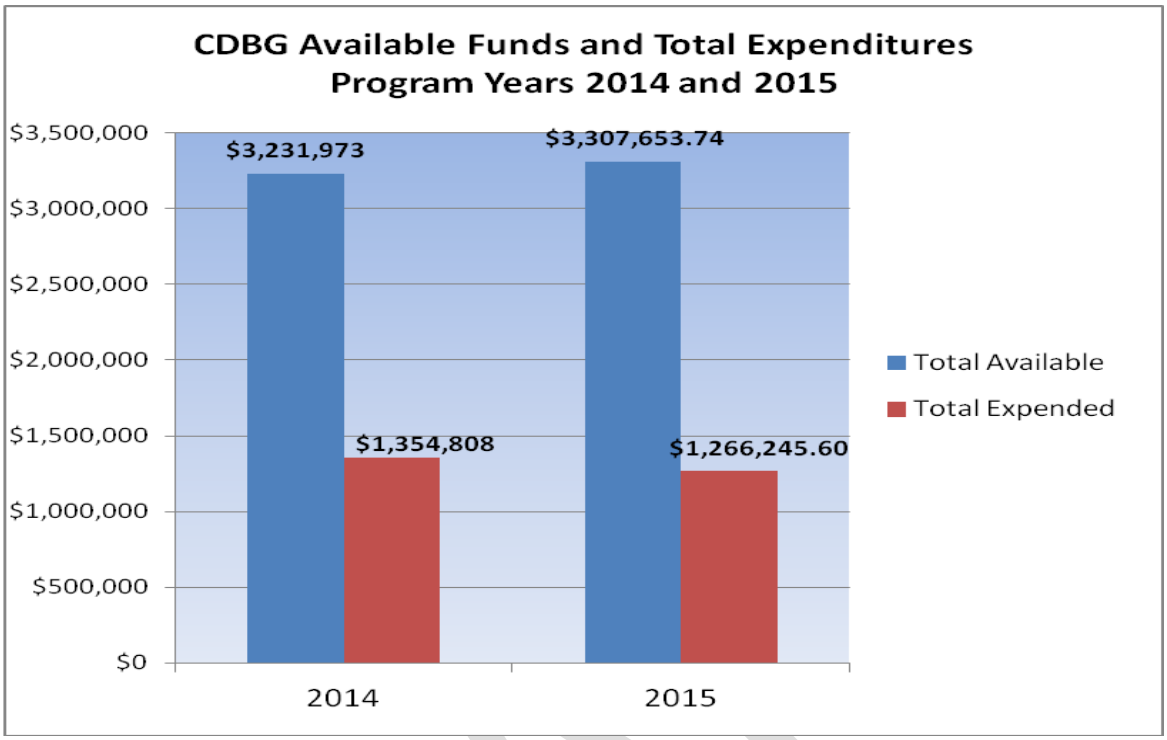
EXHIBIT II



TIMELINESS AND COMMITMENT OF EXPENDITURES

As of May 2015, the County of Lexington met its CDBG timeliness and HOME commitment requirements for Program Year 2015.

EXHIBIT III



CDBG PROJECT EXPENDITURES

The County's Program Year 2015 CDBG expenditures as shown below:

EXHIBIT IV

IDIS #	Project	Budgeted	Expended in Program Year	Expended as of 6/30/2016	Carry Forward
293	West Lexington Water Line Upgrade	$210,000	$195,844.02	$210,000	Closed
327	Acquisition/Rehabilitation/Affordable Housing	$445,000	$1,395.00	$263,845.00	Closed
328	Minor Home Repair Program	$142,000	$65,020.00	$69,155	Closed
336	South Congaree Park Improvements	$7,245	$5,720.00	$6,970	Closed
342	Town of Batesburg-Leesville Biarritz Court	$64,750	$30,629.46	$30,629.46	Closed
343	Town of Summit Park Improvements	$46,029	$40,252.22	$43,153.22	Closed
354	CDBG Program Administration	$286,097.00	$20,070.78	$196,968.38	Closed
355	Babcock Three Fountains Improvements	$14,000	$12,314.00	$12,314	Closed

356	Sistercare Shelter Facility Upgrade	$35,000	$35,000	$35,000	Completed
357	BCCEC BLEC Senior Center Roof Replacement	$110,000	$108,127	$110,000	Closed
361	Town of Gaston ADA Police Dept. Improvements	$31,000	$1,415.00	$1,415	$29,585
366	Town of Lexington Duffie St. Sidewalk Upgrade	$130,000	$5,000	$5,000	$125,000
368	Central SC Habitat for Humanity	$162,000	$57,927.05	$57,927.05	$104,072.95
369	HOME Program Project Delivery	$20,805	$1,878.87	$20,805	Closed
370	Minor Home Repair Program	$171,581	$90,104	$100,951	Closed
382	MHR Rehabilitation Administration	$39,006	$2,035.19	$30,531.35	Closed
385	121 Fallsbury	$109,000	$575.70	$91,338.7	$17,661.30
407	Midlands Housing Alliance, Inc./Transitions	$15,000	$15,000	$15,000	Closed
408	LICS/ Freezer / Storage	$30,000	$29,999.26	$29,999.26	Closed
409	ICRC Athletic Equipment	$15,000	$15,000	$15,000	Closed
410	ICRC Sensory Room	$7,259	$7,259	$7,259	Closed
411	ICRC Afternoon Adventures	$35,781	$35,781	$35,781	Closed
412	Harvest Hope Rural Mobile Food Pantry	$44,200	$44,200	$44,200	Closed
415	Goodwill Industries	$15,477	$7,696.48	$7,696.48	$7,780.52
416	Community Relations Council	$20,000	$17,187.04	$17,187.04	$2,812.96
417	CDBG Program Administration	$280,375	$194,470.69	$194,470.69	Completed
419	Sistercare Facility Improvement	$25,000	$1,524	$1,524	$23,476
420	Town of B-L Water Tower	$125,000	$2,500	$2,500	$122,500
421	Town of Swansea -ADA Sidewalk	$100,000	$2,800	$2,800	$97,200
423	Minor Housing Repair (MHR) Program	$132,042	$71,528.09	$71,528.09	$60,513.91
424	Septic Tank Repair Program	$79,892	$13,450	$13,450	$66,420
425	HOME Project Delivery Costs	$33,895	$20,543.13	$20,543.13	$13,351.87
426	MHR Rehabilitation Administration	$33,545	$29,329.11	$29,329.11	$4,215.89
427	HOME Rehab Project Delivery	$0,805	$4,129.49	$4,129.49	Closed
442	117 Linville Court	$80,990	$80,990	$80,990	Closed

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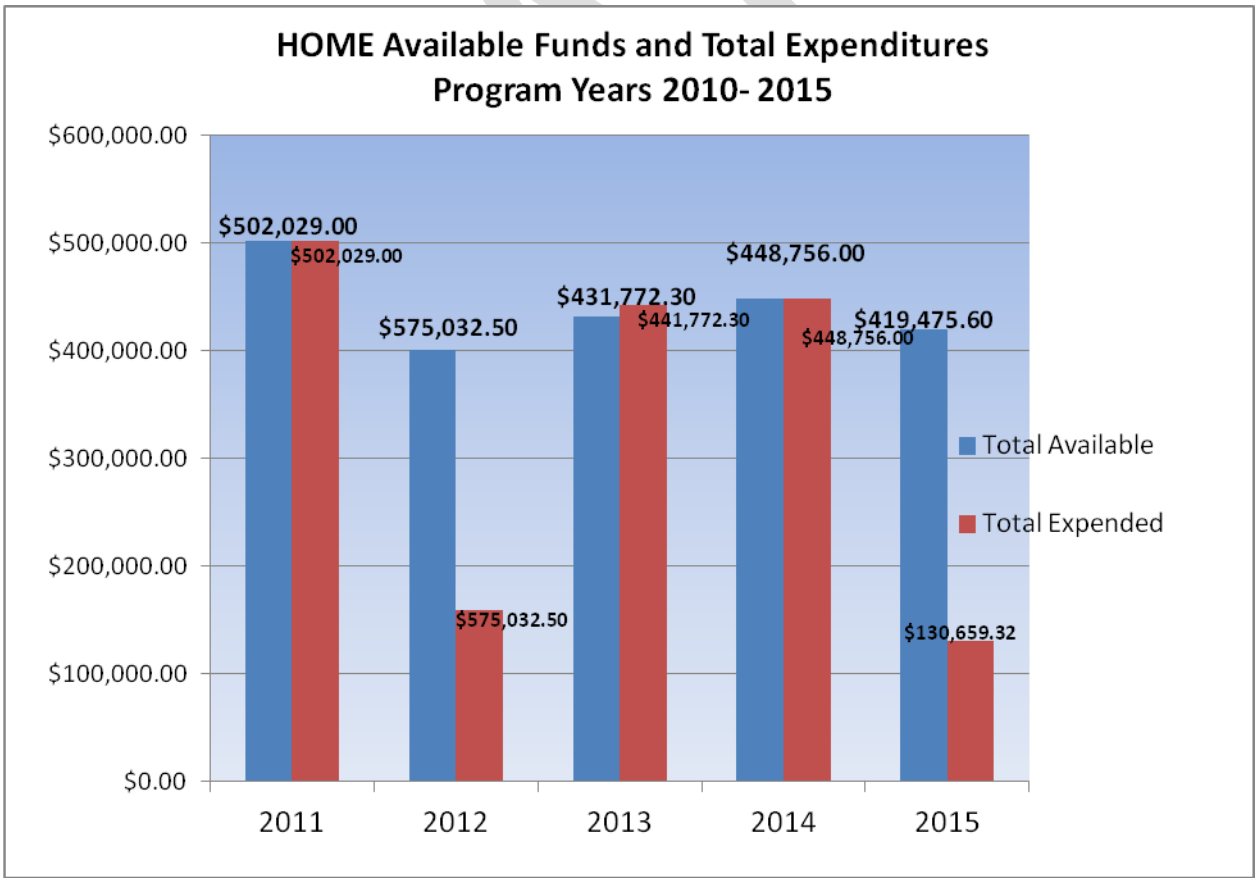
EXHIBIT V

HOME COMMITMENT REQUIREMENTS

Program Year	Amount Authorized for Activities	Amount Committed to Activities	Percent Committed
2011	$502,029.00	$502,029.00	100%
2012	$400,166.10	$400,166.00	100%
2013	$431,772.30	$431,772.00	100%
2014	$448,756.00	$448,756.00	100%
2015	$419,475.60	$164,205.00	39.15%

As shown in Exhibit VI, the County spent approximately 81% of its total available HOME funds during the 2015 program year.

EXHIBIT VI



HOME Investment Partnerships Program Expenditures

The County's Program Year 2015 HOME expenditures as shown below:

EXHIBIT VII

IDIS Project No.	2015 Project	Budgeted	Expended in Program Year	Expended as of 6/30/2015	Carry Forward Amount
1	HOME Program Administration	$46,608	$46,608	$46,608	$0
2	Comprehensive Housing Rehabilitation	$187,618	$146,205	$146,205	$41,413
3	Homeownership/Down Payment Assistance *	$60,000	$70,000	$70,000	$20,000
10	Acquisition/Rehabilitation/ Affordable Housing (CHDO)**	$191,858	$437,042	$437,042	$41,873

*** $30,000 was moved from Comp Rehab to DPA for 2015**
****$287,057 was carried over from PY 2014 and added to PY 2015**

Assessment of Progress Toward 5 – Year Goals

SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS

The priorities identified in Lexington County's Consolidated Plan for Program Years 2015 - 2019 are:

- **Priority Goal 1:** Provide and/or support adequate, safe and affordable housing through rehabilitation programs.
- **Priority Goal 2:** Provide Down payment / Closing Costs assistance to eligible residents purchasing home in Lexington County.
- **Priority Goal 3:** Provide support special needs housing for special needs populations including the homeless populations.
- **Priority Goal 4**: Ensure adequate and safe infrastructure and public facilities to meet basic needs of residents.
- **Priority Goal 5**: Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
- **Priority Goal 6**: Lead Based Paint Hazard Reduction.
- **Priority Goal 7**: Promotion of Fair Housing Practices

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

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

Geographic Distribution

For the 2015 Program Year, the County of Lexington' Office of Community Development provided funds for projects primarily benefiting low- and moderate-income residents of unincorporated Lexington County, as well as the fourteen participating entitlement communities of Lexington.

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

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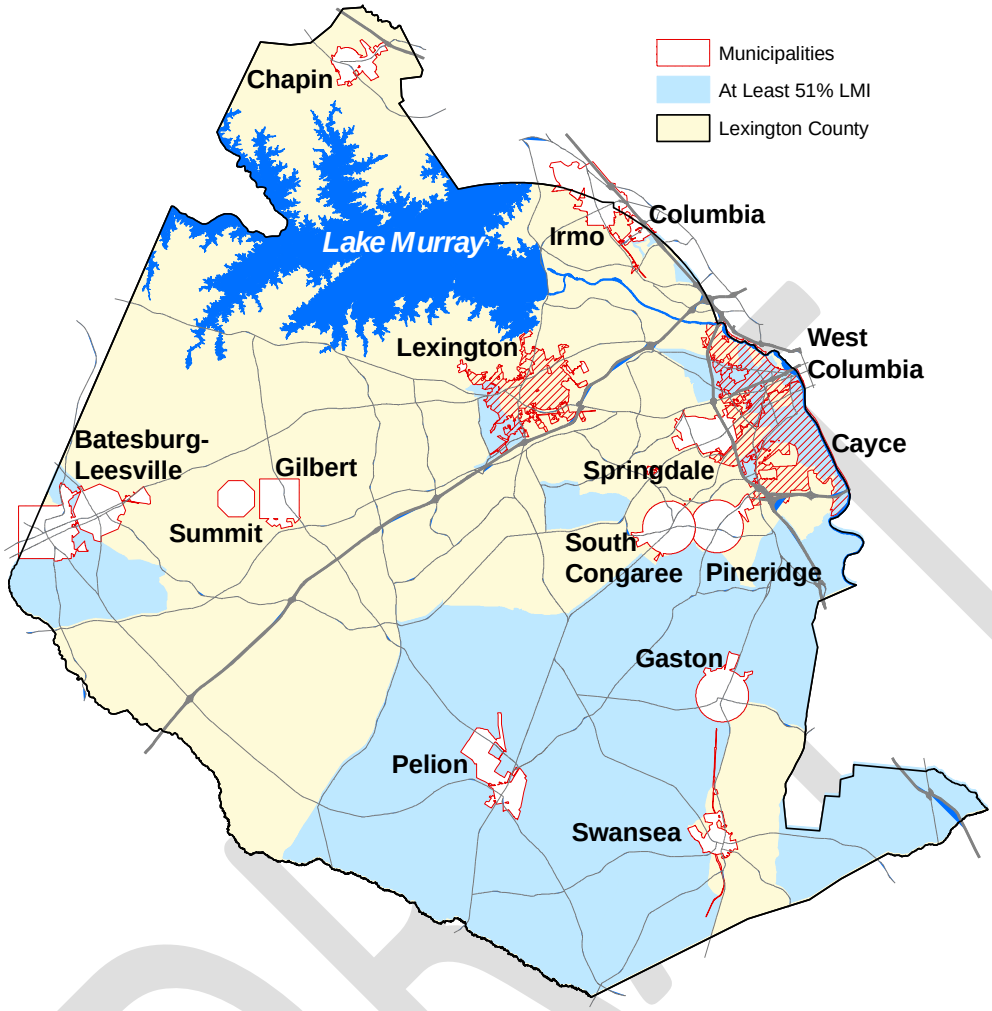
GEOGRAPHIC DISTRIBUTION



CDBG COMPLETED PROJECTS

The following CDBG activities/projects were completed and funds expended during the 2015 Program Year:

- **Sistercare Shelter Facility Upgrade**
- **Community Relations Council- Fair Housing Education**
- **Goodwill Industries Job Training**
- **Acquisition / Affordable Housing**

CDBG CLOSED PROJECTS

The following are projects that were completed and closed in IDIS during the 2015 Program Year. They are described on the following pages:

- **West Lexington Water Line Upgrade**
- **Affordable Housing / Acquisition(IDIS #327)**
- **HOME Project Delivery (IDIS #369 and #425)**
- **Town of South Congaree Park Improvements**
- **Minor Home Repair Program (IDIS #328 and #370)**
- **Town of Summit Park Improvements**
- **Transitions (IDIS #360 and #407)**
- **Babcock WAC Improvements**
- **Brookland Lakeview Senior Center Roof Replacement**
- **Harvest Hope Backpack Program**
- **Irmo Chapin Recreation Center Afternoon Adventures / Sensory Room**
- **Irmo Chapin Recreation Center Athletic Equipment Rental Program**
- **Lexington Interfaith Community Services Freezer Purchase**

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HOME CONTINUED PROJECTS

The following projects were continued into the 2015 Program Year and are described on the following pages:

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

Down Payment Assistance (DPA) Program
HUD Project Number: 3

Description

Homeownership is recognized as the primary means of accumulating wealth for most Americans. However, homeownership is about more than wealth; it is an intangible force that holds neighborhoods together. When the majority of people own the homes in which they live, households tend to be more stable, schools performance increases, economic opportunities increase, and communities become more sustainable.

These are the driving factors behind the County's Down Payment Assistance (DPA) Program that provides first-time homebuyers with down payment and/or closing cost assistance of up to $5,000.

Eligibility Citation:	92.205 (a)(1)	**HOME 2015 Funding:**	**$60,000.00**
HUD Matrix Code:	13 – Direct Homeownership Assistance	**Reallocated from CHR:**	**$30,000.00**
		Expenditures to Date:	**$70,000.00**
Location:	The County of Lexington		
Priority Need:	Provide and/or support adequate, safe, and affordable housing.		
Performance Objectives:	• Suitable Living Environment • Decent Housing		
Performance Outcome(s):	• Availability • Sustainability		
Beneficiaries: To date, there have been 179 households assisted to-date.		**Completion Date:** By or before June 30, 2016	
Accomplishments to Date:	Fourteen (14) homeowners received down payment assistance for PY 2015.		
Current Status:	Program underway		
Administered by:	County of Lexington Community Development Grant Programs Division		

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COMPREHENSIVE HOUSING REHABILITATION
HUD Project Number: 2

Description

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

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

Eligibility Citation:	**92.205 (a) (1)**	**HOME 2015 Funding: $187,618** **Expenditures to Date: $146,205**
HUD Matrix Codes:	14A - Rehab; Single-Unit Residential 14H – Rehab; Administration	
Location:	Throughout Lexington County	
Priority Need:	Provide and/or support adequate, safe, and affordable housing.	
Performance Objectives:	• Suitable Living Environment • Decent Housing	
Outcome(s):	• Availability • Sustainability	

Beneficiaries:	**Completion Date:**
There have been 27 beneficiaries to-date.	By or before June 30, 2016

Accomplishments to Date:	Seven (7) homes rehabilitated within the program year.
Current Status:	Program underway
Administered by:	County of Lexington Community Development Grant Programs Division

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ACQUISITION / AFFORDABLE HOUSING /COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

HUD Project Number: 10

Description

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

An agreement was executed between the County of Lexington and Community Assistance Provider Community Assistance Provider in the amount of $225,000 towards the purchase, rehabilitation, and rental of affordable housing units to low-and-moderate income families. The agreement is a deferred forgivable loan which calls for an affordability period of fifteen years.
Another agreement was executed between the County of Lexington and Santee Lynches Affordable Housing CDC. This agreement with Santee Lynches was also in the form of a deferred forgivable loan in the amount of $304,900 towards the purchase, rehabilitation, and rental of four affordable housing units to low-and moderate income households.

Eligibility Citation:	**92.205(a)(1)**	**HOME 2015 Funding: $191,858** **This includes $287,057 carryover from PY 2014** **Expenditures to Date: $437,042**
Location:	Throughout Lexington County	
Priority Need:	Provide and/or support adequate, safe and affordable housing.	
Objective:	Provide decent housing	
Outcome(s):	Affordability	
Beneficiaries: Approximately 24 low-and- and moderate income residents benefited from this project.	**Completion Date:** By or before June 30, 2016	
Accomplishments to Date:	Eight units were purchased in the County of Lexington for low-moderate-income families.	
Current Status:	All units have been rehabilitated and rented.	
Administered by:	County of Lexington Community Development Grant Programs Division and Community Assistance Provider (CAP)	

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Affirmatively Furthering Fair Housing

Fair housing has long been a critical issue in American public policy. What's more, it is an issue born in discrimination and one which was fueled by growing civil unrest which reached a boiling point during the Civil Rights Era of the 1950s, 1960s, and 1970s. The passage 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 passage of the Act, a coalition of community groups, private business, concerned citizens, and government agencies have worked in earnest to battle housing discrimination in urban, suburban, and rural communities. **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 and all of its grantees undertake fair housing planning (FHP), thereby actively defining how it will address and mitigate discriminatory housing practices. In May of 2015 the County of Lexington submitted its Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development in coordination with the County's (14) fourteen municipalities which are included as part of the County's Urban Entitlement formula. These communities include Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, and the cities of Cayce and West Columbia.

The County of Lexington's Five Year Consolidated Plan represents an assessment of the economic and social state of the County, as well as local government policies and programs designed to improve the socio-economic conditions of its low-and-moderate income residents. The *Strategic Plan* includes a vision for the County of Lexington that encompasses the national objectives of the CDBG and HOME programs and is accompanied by a first year *Action Plan* that outlines short-term (annual) activities to address identified community needs. Moreover, as part of the planning process, the County of Lexington must also affirmatively further Fair Housing and undertakes Fair Housing planning. This is a process which includes the preparation of an *Analysis of Impediments to Fair Housing Choice*

For the purposes of the PY 2015 CAPER, the metrics and data of the 2015 AI was used as the baseline for the County addressing its Impediments to Fair Housing Choice.

The Analysis of Impediments identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data. The five (5) identified impediment issues and accomplishments made during the program year to address them are as follows:

<u>Impediment 1</u>: Limited Affordable Housing – HUD defines a cost burdened household as a household paying more than 30% of its monthly income on housing costs. According to 2011 U.S. Census statistics, 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. The County of Lexington will continue to use a portion

of its HOME and CDBG funding toward the acquisition, rehab, and rental of affordable homes in Lexington.

Impediment 2: Lack of Fair Housing Awareness – Public education of fair housing laws is a critical element towards the promotion of fair housing opportunities. Over the past several years the Office of Community Development has created fair housing videos, collaborated with the Lexington County Public Library, and sponsored Fair Housing seminars to address this identified impediment.

Impediment 3: Lack of Housing for Special Needs and Homeless Populations - 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. 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 Lexington residents.

Impediment 4: Lack of Adequate Public Transportation - Since 2010 the County of Lexington in collaboration with the Lexington Medical Center, and the cities of West Columbia, Cayce and the Town of Springdale have increased transportation twofold, however, the need for additional mass transit routes continues to be an impediment for low and moderate-income households. What's more, in addition to its collaboration with Lexington Medical Center and its municipalities, the County is also working with Richland County and the Central Midlands Council of Governments to complete a rural transportation study which will identify rural transportation impediments and devise strategies toward improving transportation for our community's rural residents.

Impediment 5: Concentrations of Racial/Ethnic Segregation and Housing Problems – Data shows that Lexington County is not as diverse as many places but there are high concentrations of racial and ethnic segregation. Within these concentrated communities there tends to be significant economic problems, including, but not limited to, disproportionate poverty, cost-burdened households, and substandard living circumstances.

ACCOMPLISHMENTS DURING THE PROGRAM YEAR

Fair Housing Information Center – Fair housing awareness is an ongoing effort of the County's Grant Programs Division staff. The CDBG and HOME programs continue to maintain a fair housing information center within the Community Development Department and outreach program to include the participation and support of various outreach initiatives to include partnerships with the Lexington County Public Library, the Greater Columbia Community Relations Council, as well as the Columbia Urban League, the City of Columbia, and Richland County.

Lexington County
Fair Housing Library

Title	Source
Fair Housing, Equal Opportunity for All	HUD
Borrowing Basics, What you don't know can hurt you	Fannie Mae
100 Q & A About Buying a New Home	HUD
Knowing and Understanding Your Credit	Fannie Mae
Homebuyers Vocabulary	HUD
Fair Housing is the Law in SC	SC Human Affairs Commission
Notice on Predatory Lending Law in SC	State of SC
Guide to Single Family Home Mortgage Insurance	HUD
Rehab a home with HUD's 203(k)	HUD
Firewise Communities	State of SC
Empowerment Center Brochure	City of West Columbia
Basic Services Handbook	Cooperative Ministry
Pink & Blue Family Resource Directory	Family Services Center
Draft Title VI Plan	County of Lexington Community Development

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Obstacles In Meeting Underserved Needs

The County of Lexington has many housing and community development needs as outlined in the County's 2015 – 2019 Consolidated Plan.

During the 2015 Program Year, and as part of the 2015 Annual Action Plan process, the County of Lexington received requests and inquiries regarding possible CDBG and HOME funding assistance. The requests typically concerned a variety of needs including assistance with home rehabilitation, water and sewer line improvements, and road paving. To the extent possible based on their priority, these needs are addressed either in the County's Annual Action Plans, or through referral information to other resources.

Foster & Maintain Affordable Housing

For Program Year 2015, the County of Lexington received both Community Development Block Grant and HOME Investment Partnerships (HOME) funds to specifically address affordable housing needs.

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

HUD's Low Income Housing Tax Credit database shows the following affordable housing unit developments as of June 18, 2015 available in the County of Lexington:

HUD ID Number	Development	Address	Total Units	Total Low Income Units
SCA 1987055	Sweetbriar Apartments	200 Libby Lane	48	48
SCA 2009069	Town & Country Apartments	301 Roberts Street	46	46
SCA 1989005	2921 Taylor Road	2921 Taylor Road	2	2
SCA 1988362	Westfield Gardens Apartments	345 Community Drive	24	24
SCA 1990045	Gentle Pines Apartments	566 N. Brown Street	150	150
SCA 1990070	Middle Street Apartments	1522 Middle Street	3	3
SCA 1991080	Westbridge Apartments	100 B Avenue	112	112
SCA 1992175	Scarlette Oaks	200 Old Chapin Road	40	40
SCA 2011050	Pebble Creek	136 Library Hill Lane	48	48
SCA 1996020	Chimney Ridge Apts. Phase II	300 Palmetto Park Blvd.	48	48
SCA 2004045	Fern Hall Crossing	600 Fern Hall Drive	40	40
SCA 2008036	Fern Hall Crossing II	123 Brevard Pkwy	48	48
SCA1996021	Chimney Ridge Apartments	300 Palmetto Park Blvd	152	152
SCA1997015	Creek View Apartments	221 Willis Street	60	60
SC1999035	Elm Creek Apartments	295 N. Lawrence Ave	40	40

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Leveraging Resources

The County of Lexington's community consultation process included input from public and private agencies. Additionally, the County leverages its resources by requiring a 10% match when awarding funding. Moreover, during Program Year 2014 the County also leveraged our resources by using the technical expertise of other County departments, as well as, when possible collaborating with nearby Entitlement Communities and Participating Jurisdictions (PJ's) In short, the County of Lexington believes in partnering with area non-profits in an effort to leverage resources in its support of various community development projects.

Citizen Participation

A notice of availability for public review of the County of Lexington's draft Consolidated Annual Performance and Evaluation Report (CAPER) was published on Thursday, August 31, 2016 in *The Chronicle Newspaper*. Moreover, the 15-day public comment period begins on Friday, September 1, 2016 and will end on Friday, September 16, 2016. A public hearing will be held on Friday, September 16, 2016 in Council Chambers from 3:00 p.m. to 4:00 p.m.

Monitoring

As standard operating procedure, the Grant Programs Division staff routinely monitors all of its subrecipients and CHDOs at least once during the life of the project to determine program compliance. These monitoring occur on-site and includes:

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

Through desk monitoring, the County has been able to ensure all regulations and procedures are being followed during PY 2015. The reimbursement review found no subrecipients incorrectly reporting information, which is attributed to requesting better documentation, accurate reporting, and an increased awareness of compliance issues, through subrecipient orientations and additional training/assistance when needed. In program year 2015, the Grant Programs Division staff conducted nine monitoring visits. In addition to identifying compliance issues, the on-site monitoring enhanced the staff's relationship with subrecipients and also identifies potential training needs.

Anti- Poverty Strategy

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

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

The County's overall annual performance for July 1, 2015 through June 30, 2016 indicates that we have made great advances in achieving our established goals as stated in the County's approved 2015 Annual Action Plan. During this program year, twenty-two (22) CDBG projects were closed in IDIS and two (2) were completed with all funds being expended. The County successfully met HUD's annual test for timeliness of expenditures and projects are proceeding on schedule and within established budgets. The HOME Program provided fourteen (14) households with up to $5,000 in down payment and/or closing cost assistance, assisted seven (7) households each with around $20,000 in major repairs to their homes, and provided two of our CHDOs, Community Assistance Provider and Santee Lynches with funding to purchase, rehabilitate and rent homes in Lexington County to assist low- and-moderate income families with achieving the dream/goal of affordable housing.

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Self–Evaluation

Self Evaluation

The goal of the Lexington Office of Community Development is to develop strong and healthy communities by providing the community with safe and affordable housing, as well as expanding economic opportunities for persons of low –and -moderate incomes in our community. The purpose of the self-evaluation is to review how the County's activities and strategies have made an impact on community needs. During PY 2015 the County of Lexington met the indicators (as defined by HUD) of creating a suitable living environment, creating economic opportunities, improving accessibility, affordability, and sustainability through the use of its CDBG and HOME funds. This was accomplished through our support of Public Facility/Infrastructure Grants, Public Service Grants, as wells as through our -housing rehabilitation programs.

On March 7, 2006 HUD established its standards for performance measurement through the publication of the Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs in the Federal Register. As described in the Federal Register, the outcome performance measurement system enables HUD to collect information on the outcomes of activities funded with CPD formula grant assistance and to aggregate that information at the national, state, and local level. As of October 1, 2006 HUD required this performance measurement information on all CDBG-funded projects.

Each project or activity funded by the County of Lexington's CDBG program is assigned one of the three objectives that relate to the statutory purposes of the program:

1. Creating a Suitable Living Environment: In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment. It relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment, such as poor quality infrastructure, social issues such as crime prevention, literacy, or health services.

2. Providing Decent Housing: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.

3. Creating Economic Opportunities: This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

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

1. Improving Availability or Accessibility: This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low-

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and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to various services, housing units, or facilities) to low- and moderate-income persons. Where a service or facility did not exist, the assistance provided results in "new" access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.

2. **Improving Affordability:** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

3. **Improving Sustainability:** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

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

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

Supportive Housing for Non-Homeless Persons With Special Needs

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

Elderly and Frail Elderly Persons

During Program Year 2015 the County of Lexington provided rehabilitation assistance to a number of individuals that would be classified as elderly, frail or seniors through our housing rehabilitation programs. Additionally, the County's support of Public Service Activities such as Irmo Chapin Recreation Commission and Harvest Hope Food Bank, as well as the replacement of the roof at the Brookland Lakeview Senior Center, which provides a safe environment for the senior citizens who utilize the facility on a daily basis.

In addition to these activities, the County is also home to more than five assisted living/nursing home facilities. The County of Lexington is committed to using its resources to improve the lives of our community's elderly and medically fragile.

Persons with Disabilities

ADA Accessible parks and sidewalks, improvements to a facility serving persons with disabilities, the construction of ADA accessible bathrooms, as well as wheelchair accessible ramps are just a few of the activities that the County undertook during PY 2015 through the use of CDBG and HOME funds to improve accessibility in the County of Lexington. During PY 2015 the County completed the upgrades for Babcock's Work Activity Center, which provides job training and education to clients with lifelong disabilities.

Special Needs Strategy

To address individuals and families with special needs the County of Lexington partners with a variety of organizations to support access to housing, services, and job training. During Program Year 2015 this included funding for Goodwill Industries to provide industry specific job training .Funding for the Irmo Chapin Recreation Commission's Afternoon Adventures Program continued in PY 2015. This program provided a new resource for Chapin families with children with disabilities, as no such program currently exists in the area. Afternoon Adventures offers these families affordable afterschool care that can accommodate each child's special needs in a safe and nurturing environment. In addition, a Sensory Room was constructed for children with sensory processing disorders to provide a calming environment.

Persons with Alcohol and Substance Addiction

During PY2015 the County provided the Transitions homeless facility operational support. Furthermore, Transition is among the community partners providing alcohol and substance as it is one of the County's community partners which provide alcohol and substance addiction services to its clients.

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Continuum of Care

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

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

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

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

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Public Housing Strategies

PUBLIC HOUSING AND RESIDENT INITIATIVES

There is no Public Housing Authority for residents living in the incorporated or unincorporated areas of the County. The Cayce Housing Authority is the only public housing authority in the County and traditionally assists nearly 100 residents in five different housing communities. During Program Year 2015 the Cayce Housing Authority expended approximately $215,000.00 toward housing assistance for the areas low-and-moderate income residents.

The Section 8 Housing Voucher Program administered by the South Carolina State Housing Finance and Development Authority is the primary mechanism for public rental assistance for most County residents. In recent years, the emphasis of the Section 8 program has shifted from project-based housing assistance, where housing units are subsidized, to tenant-based assistance. Through this form of assistance tenants are given funds to subsidize the housing of their choice within program guidelines for cost and other associated standards. In fiscal year 2015, 818 households in the County were assisted by funds from the SC State Housing Assistance Programs totaling $4,702,798.

Other Actions to Meet Supportive Housing Needs

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

Funding Priorities for the Columbia MSA area are

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

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

During FY 2015-16, HOPWA funds served 596 eligible persons in Lexington County through various the following agencies The Cooperative Ministry, University of South Carolina – Department of Medicine, Office of Supportive Services, and Palmetto Aides Life Support Services.

Evaluate and Reduce Lead Based Paint Hazards

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

The County's Minor Home Repair Program only addresses repairs that do not disturb a painted surface. The total cost and capacity required to address lead-based paint precludes the County from addressing repairs that may invoke the HUD lead-based paint requirements. The County's HOME Program has incorporated in the policies lead-based paint testing and abatement. All homes built prior to 1978 require lead-based paint testing. During PY 2015 the County's Lead Based Paint Inspector conducted approximately 21 LBP evaluations/inspections as part of the County's Minor and Comprehensive housing repair programs.

Outreach to Minority & Women Owned Businesses

The County of Lexington Grant Programs Division strives to make bid opportunities available to all eligible businesses, to include those owned by minorities and women. Advertisement efforts are regional and statewide in nature and reflect the global and technological arena most businesses operate in today. They include the South Carolina Business Opportunity Report, the County's Internet website, and postings in the lobby of the County Administration Building.

Emergency Shelter Grants (ESG)

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

Neighborhood Revitalization Strategy Area (NRSA)

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

Anti-Displacement and Relocation Activity

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 requires that an activity using federal funds that serves to displace or relocate individuals of low- and moderate-income be undertaken in a specific manner, as prescribed by law, in order to minimize the impact on the individual. There was one relocation expenditure during the 2015 program year.

HUD Program Requirements

Community Development Block Grant (CDBG) Program

During Program Year 2015 each of the County's CDBG funded activities addressed at least one of HUD's National Objectives, which included:

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

In addition to meeting a National Objective, the County of Lexington's CDBG funds are used to implement federally eligible activities, as determined by HUD. The Program structure allows the local jurisdiction flexibility in deciding on specific projects that meet ~~the~~ eligibility requirements and meet community needs, goals, and priorities (as described in the County of Lexington's Five Year Consolidated Plan) The basic types of eligible activities include:

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

- Other Activities (i.e., relocation assistance, loss of rental income, assistance to institutions of higher learning)
- Planning and Administration

During the 2015 Program Year, the County of Lexington's CDBG and HOME activities addressed the National Objective of benefiting low- and moderate-income persons and one activity addressed the elimination of slums or blight.

HOME Investment Partnership (HOME) Program

HOME Investment Partnerships (HOME) Program

The Home Investment Partnerships (HOME) Program is a federal block grant program designed exclusively to create affordable housing for low-and-moderate income households in our community.

These funds are often used in partnership with local non-profit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low- and moderate-income households.

HOME funds are provided to local governments based on five indicators:

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

HOME Program's values and principles:

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

PROGRAM INCOME

Program income received during the program year totaled $51,203 and was the result of loan(s) made through HOME and CDBG for the purchase of (6) homes ($36,293) through the County's

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housing acquisition, rehab, and rental program, and (1) expansion project ($14,280) for Eau Claire Cooperative's Pelion Medical Center. The homes are occupied by low-and-moderate income families as defined by HUD and the Pelion Medical Center provides services to low-and-moderate residents of Pelion.

HOME Recapture Provisions

The County of Lexington has recapture provisions for HOME funds. This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear.

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

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

The HOME program received two (2) recaptured funds during Program Year 2015, as homeowners were moving for various reasons.

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

Public Hearing

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

Consolidated Annual Performance and Evaluation Report (CAPER)
The County of Lexington announces the availability of the draft 2015 CAPER for public review covering the Program Year from July 1, 2015 – June 30, 2016. The CAPER is an annual report and evaluation of The County of Lexington's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

Public review and comment on the draft 2015 CAPER are invited and draft copies may be obtained by contacting the County's Community Development Department at (803) 785-8121 or cdcustomerservice@lex-co.com. Written comments will be accepted through September 16, 2016 and should be addressed to the Community Development Department Grants Division, County of Lexington, and 212 South Lake Drive, Suite 401, Lexington, SC 29072.

Housing and Community Development Needs
A public hearing to solicit comments on the draft 2015 CAPER and housing and community development needs was scheduled for **Friday, September 16, 2016 from 3:00 pm - 4:00 pm** in the County Council Chambers on the second floor of the Administration Building, 212 South Lake Drive, Lexington.

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

Date of Notice: September 1, 2016

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